



1665, first built on this site in 1790 and rebuilt in 1885 in a Jacobean style by Edward Henry Burnell. The almshouses are largely hidden from view from the street by a high brick wall.



**Newton Street** The Holland and Thurstan Dwellings are another example of Victorian philanthropic housing. Built in 1886 by the Central London Dwellings Improvement Company it is higher than most buildings of the period. Originally 6 storeys the buildings were restored and converted successfully in the 1980s, designed by CGHP Architects, and included an additional floor on top of Holland Dwellings which front Newton Street. The conversion received a Civic Trust Commendation in 1987. The northern end of the street has a residential block on the west side, built in the 1970s and a building recently converted to residential use from office use on the east. These buildings are not thought to make a positive contribution to the Conservation Area. Neither does the 12 storey tower block at the corner of Newton and Parker Streets.

**Parker St** The western end is dominated by the New London Theatre. It replaced the Winter Garden Theatre on a site that has been a place of entertainment since Elizabethan times. Designed by Paul Tvrkovic in association with Sean Kenny it opened in 1973. On the corner with Macklin Street the unsympathetic use of concrete panels, for the private forecourt of the Theatre, harms the streetscape.

The rest of the north side of the street is largely occupied by two LCC buildings, Aldwych Buildings and Parker Street Lodging House, which give the street a cohesive quality. Aldwych Buildings is five storey with two tones of brick with moulded brick cornices, gables and curved mansards. Behind it lies Parker Mews and the yard of the Aldwych Buildings. On the north side of the yard is a row of workshops that formed part of the original LCC scheme. Parker Street Lodging House is four storeys in two tones of brick with two storey links at each end. Gibon and Russell were known for a mild-Baroque style which used many decorative devices but due to a stringent budget for the Lodging House their normally decorative style was reduced to one feature, a bracketed entrance hood.



*Parker Street*

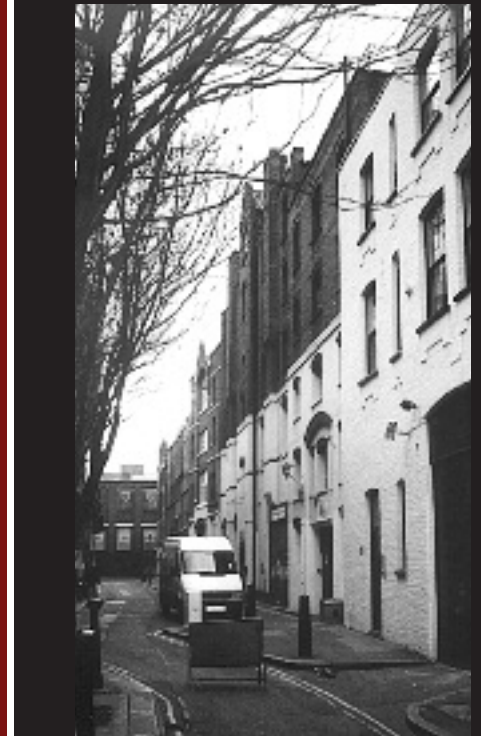
**Stukeley Street** A very narrow entrance at Drury Lane is an indication of the original street width. It widens at its centre because of redevelopment on the north side (not in the Conservation Area). The City Literary Institute building dominates the south side of the street, five storeys high with large glazed areas of metal windows. The building was designed by E.P.Wheeler and built in 1939. Pevsner says, *“The street has a commercial/industrial feel. Utilitarian, in the extremely narrow street in which it had to be built, but cheerful inside.”* On the south side of the street are examples of the narrow courts that date back to the 17th century, Smarts Place and a section of Stukeley Street, they have an industrial/commercial character, similar to a mews quality. The views into the courts contrast with air ventilation equipment marring Smarts Place. Between the City Lit building and Drury Lane are two storey buildings, with both residential and commercial use which add contrast and interest by their lower roof lines and cottage appearance. A recently completed housing scheme by CGHP Architects provides a vibrant contrast with extensive use of wood cladding at the eastern end of the street. Another housing scheme at 14 Stukeley Street received a Housing Design Award in 1999 and provides an excellent design for a narrow site.

**Shorts Gardens/Betterton Street** The block between Betterton Street and Shorts Gardens is occupied by a former LEB sub-station. The Betterton Street brick facade has ventilation holes with glass brick surrounds. The site is an opportunity site.

# Stukeley Street



*Mortuary*



*Macklin Street*

**Townscape** The area offers a townscape with both variety and cohesiveness. Buildings from the 18th to the 20th century abut each other offering diversity and differing heights on the mainly narrow streets. On Macklin Street the change in the width of the street adds a punctuation point in the view, giving prominence to St Joseph's School. Taller buildings such as the New London Theatre and the Holland and Thurstan Buildings define the end of streets. This area has a predominance of Victorian municipal buildings, mainly built after slum clearances in 1889. This group of buildings created in one era is unified in terms of materials and design yet vary in scale, style and uses. There is contrast between the two storey almshouses on Macklin Street, the seven storey Holland and Thurstan Buildings on Newton Street, the two storey gothic style mortuary and the painting studios, both on Macklin Street.

**Views** Parker Street and Macklin Street, together with Stukeley Street provide long views, giving prominence to the facades and rooflines of the buildings emphasising the cohesive quality of the area. In contrast are the shorter dead end streets and yards with enclosed spaces.

**Negative features** The designation of the extension around Macklin Street in 1998 covered two sub-areas at the northern and southern ends of Newton Street that were included as opportunity sites rather than because of their positive contribution. The entrance, in Newton Street, to the service yard behind 199 to 206 High Holborn is particularly poor.

# AUDIT

## LISTED BUILDINGS

Those buildings currently on the statutory list of buildings of Architectural or Historic Interest include (all Grade II unless stated):

Betterton Street	24 (Grade II*), 33
Drury Lane	186,187
Earlham Street	29-43 odd, 14, 22, 24, 26, 36-40 even, Cambridge Theatre
Endell Street	31 Cross Keys P.H., 51-59 odd, 61, 63-69 odd, 79 London Swiss Church, 81, 83, 22
Great Queen Street	27-29 consec (Grade II*), 30 & 31, Freemasons Hall (Grade II*), 33-35 consec (Grade II*), 36 & 37, 38
Macklin Street	17a St Giles Almshouses, 23, 25
Mercer Street	21, 23, 25 & 27
Monmouth Street	21, 27, 35, 37, 39, 43 The Crown P.H., 53-59 odd, 61, 63-71 odd, 14-18even, 42-48 even
Neal Street	27, 29, 31, 33, 35, 37, 55, 61, 64, 78, 78a, 78b, 80
Shelton Street	11 & 13, 15-19 odd, 51 & 53
Shorts Gardens	1, 2, 4 & 6, 8-26 even
Tower Court	5-8 consec, 10
Tower Street	18 north & south wing, 22
West Street	St Martins Theatre, Ambassadors Theatre, 24

**There are  
no properties  
in the  
English  
Heritage  
Register  
of Buildings  
at Risk  
within the  
Conservation  
Area.**



*Earlham Street*



*Earlham Street*



*29-39 Earlham Street,  
2 Shorts Gardens*

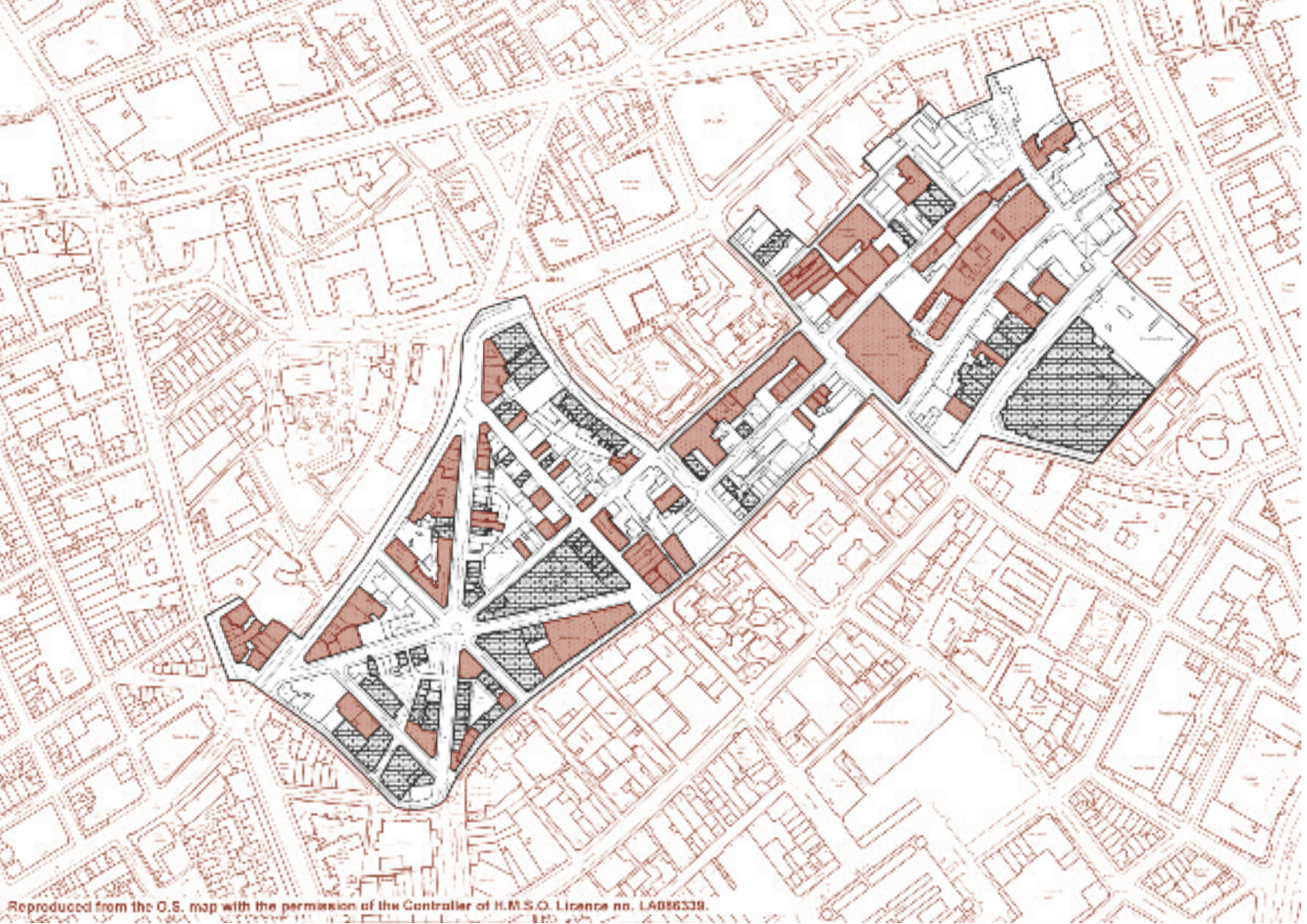


*Freemasons Hall,  
Great Queen St*



*Endell Street*





*Positive and listed buildings*



**BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION**

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make an important contribution to the character and appearance of the Conservation Area, and may be considered suitable for future statutory listing.

A list of such buildings will be maintained by the Council, and updated periodically. The buildings already identified by the Council as being of interest are as follows: -

Betterton Street	1, 3, 5, 9
Cambridge Circus	24
Caxton Walk	3-5 odd
Charing Cross Road	84a-94 even
Drury Lane	New London Theatre, 181, 182, 183
Earlham Street	1-5 odd
Endell Street	St Paul's Hospital, 33-35 odd, 71
Great Queen Street	consec:19-21, 24-26, 32, 39, 40
Macklin Street	Wimbledon House, St Joseph's RC School, Powis House,

Macklin House	1-7 odd, 9-11, 13, 15
Mercer Street	19
Monmouth Street	2-6 even, 8-12 French Hospital, The Mountbatten Hotel, 40, The Two Brewers PH, 50-52, 1-7 odd, 9-11 odd, 23, 25, 41, 51, 73
Neal Street	22 Crown & Anchor, 24, 26-32 even, Nottingham House, 48, 60, 68, 76, 39, 47, 63,
Newton Street	Holland and Thurstan Buildings
Parker Street	Aldwych Buildings, Aldwych Workshops, Parker Street House 25, 39-41
Shaftesbury Avenue	115-119 odd, 144-162 even, 166a Baptist Chapel, 190-204 even
Shelton Street	1-9 odd, 21, 25-33 odd (7 Dials Warehouse), 37, 39, 41
Shorts Gardens	15, 21, 41, 43, 45, 52-58, 62-72, LEB sub-station
Stukeley Street	4, 6, 8, 10, 12, 14, City Lit Institute, 20-22 even
Tower Court	9
Tower Street	4-10

## SHOPFRONTS OF MERIT

Many shopfronts contribute to the character of the area and are of townscape merit. The following shopfronts have been identified, some for their historical interest, others as good examples of modern architecture: -

Drury Lane	24, 25, 178,179, 187
Earlham Street	5, 7, 9, 14, 18, 22, 24, 36, 38, 50 (Belgo Centraal)
Endell Street	51, 57, 69
Gt. Queen St	19-21, 22, 23, 33, 34, 36, 37, 38
Monmouth St	14, 16, 18, 42, 44, 48, 17, 9, 21, 23, 25, 27, 29, 31, 35, 41, 53, 55, 57, 59, 61-63, 65, 67, 69-71, 73, 75
Neal Street	26-28, 48, 50, 54, 58, 62, 64, 66, 76, 78-78a, 80-82, 29, 33, 35, 37, 39, 49, 63, 69
Shelton Street	1, 3, 7, 9, 11, 13, 17-19, 29b, 41
Short's Garden	1, 15, 17, 41, 43, 45, 4, 6, 8



## STREETSCAPE AUDIT

The streets and public spaces of the Conservation Area make a significant contribution to its overall townscape quality. There are historic features, original materials and details that survive and sustain the distinctive appearance and character of Seven Dials.

Traditional materials and street features which enhance the Conservation Area.

Betterton Street	Some coal-hole covers remain. Original iron railings on north side. Wooden hatch to cellar and granite sett paving patch for unloading barrels to side of The Sun public house (No.21 Drury Lane).
Ching Court	York stone paving in courtyard.
Earlham Street	(7 Dials to Neal St) Granite sett carriageway, York stone footway.
Endell Street	Iron railings on east side between Shorts Gardens and Betterton Street. Wooden hatch to cellar and granite sett paving for unloading barrels to Cross Keys public house, No.31.



# Shopfronts of merit



*Monmouth Street*



*Monmouth Street*



*29 Shelton Street*



*Shorts Gardens*



*42 Monmouth Street*



*50 Neal Street*



*37a Neal Street*



*14 Earham Street*



Great Queen Street	Some York stone footway and coal-hole covers at 19-34. Iron railings to Nos.27, 28 and to Puerorum House (No.26). Railings to the Connaught Rooms.
Macklin Street	York stone footway outside Powis House. Iron railings to boys' and girls' entrances of St Joseph's RC primary school.
Mercer Street	Granite sett carriageway.
Monmouth Street	Some coal-hole covers remain.
Neal Street	Some York stone at junction with Shelton St.
Neals Yard	Stone wheel deflectors/bollards; granite at corner with 19 Shorts Gardens, corner of No.1 Neals Yard and No.16 Neals Yard. York stone at corner of Nos.8-10 Neals Yard.
Parker Street	Iron railings to No.34.
Seven Dials	Footway of new, small York stone slabs forming outer ring.
Shaftesbury Avenue	Some coal-hole covers remain. Two K6 Phone boxes and double pillar box near junction with Neal street.
Shelton Street	York stone footway at 49-51 and from Nottingham Court to Neal Street. Coal-hole cover remains at 53.
Shorts Gardens	(7 Dials to Neal St) Granite sett carriageway, York stone footway.
Tower Court	Mostly York stone footway. Some coal-hole covers remain.
West Street	Some coal-hole covers remain.



New materials and street features which enhance the Conservation Area.

Macklin Street	Modern steel railings to Dragon Court.
Newton Street	Steel gateway to match new balconies at No.21-27 Holland and Thurstan Dwellings.
Stukeley Street	Steel gateway to Green Dragon House.
Seven Dials	Highway scheme surrounding the monument, including small York stone slabs, granite setts and block paving.
Tower Court	Traditional style railings on a brick wall to rear of the Old Board School at No.22 Tower Street.

**OPPORTUNITY SITES**

No vacant sites remain in the area, neither are there any sites in the Schedule of Land Use Proposals in the UDP. There are several sites that are considered to be opportunity sites. These are buildings which are considered to neither preserve nor enhance the character of the Conservation Area and therefore there may be scope for redevelopment, subject to an acceptable replacement. The following are considered as possible opportunity sites;

- Earlham House, Earlham Street/Mercer Street
- 1 Tower Street
- 41-45 Neal Street
- 10-16 Great Queen Street

# Streetscape



# Audit





## CURRENT ISSUES

The area has retained much of its historic appearance even though the last twenty years has produced a considerable amount of development activity with the adaptation of industrial/warehouse buildings and terraced properties to modern commercial activities. The retail/restaurant industry is now dominant at ground floor level with a wide range of shops including designer clothes shops, particularly in and around Neal Street, traditional food stores, arts and crafts shops and many other specialist outlets. The upper floors have a mix of commercial (small businesses/media, etc.) and residential use. The area has transformed to a mixed use of retail/restaurant/residential/business with the addition of tourist related activities. It is this successful transition that creates the continuing development pressures particularly related to demands for entertainment, restaurant and retail uses. Many of the concerns within the Conservation Area relate to these activities and the adverse effects they have on the significant residential community.

Changes of use are the predominant reason for development pressure as they can lead to external alterations to buildings and a change in the character of the area. In addition incremental changes to the external appearance of buildings as well as largescale developments can erode the area's distinct qualities.

The main issues are;

**Design and alterations to buildings** A wide variety of design has been introduced in the last twenty years. Both modern and traditional designs have been used and the combination has mostly enhanced the character and appearance of the area. Most recent development has been designed to infill, however some has been more successful than others in enhancing the Conservation Area. Where new development is thought to have harmed the character or appearance of the area it has usually been caused by one or more of the following reasons:

- a. The use of inappropriate facing materials
- b. Excessive bulk, massing and height
- c. Signs erected on upper floors
- d. Signage of inappropriate size, proportions and materials
- e. Loss of original features
- f. Introduction of prominent air handling units/ducting
- g. Loss of significant views
- h. Development that does not respect the historic context.

**Use** The benefits of having a mix of residential and commercial activities has been widely acknowledged for maintaining the vitality of areas and safety at night. However, it is this combination of activities which can also create problems. A number of the pubs, bars and restaurants that have increased in the area have been the cause of complaints about increased noise and smells. Generally, this is caused by people leaving bars, noise and smells generated from ventilation equipment, refuse and late opening. Use can also affect the Conservation Area by the introduction of signs and tables and chairs on the pavements.

The Great Queen Street area has been less affected by the changes of the last twenty years that have altered Covent Garden so much. However its location at the edge of the Conservation Area does put it under pressure for tourist related uses, such as hotels.

**Restaurants** With the adoption of the UDP the Council has introduced policies for the Central Area which seek to protect residential amenity and retail uses. Applications for a change of use to Class A3 (food and drink) will be considered with particular regard to their impact on local residential amenity and retail uses.

**Retail** The increase in the number of retail uses has also had an impact on the character and appearance of the area. The amount of activity on the street has increased and with the development of music being played in the shops and extended opening hours there is now the additional issue of noise problems associated with retail use. This is particularly true of Neal Street.

**Traffic** Despite extensive environmental traffic management there remain various through routes in the Covent Garden Area. These are Monmouth Street (southbound), Endell Street (southbound), Shelton Street (westbound), Drury Lane (northbound), Endell Street-Betterton Street-Drury Lane (northbound) and Great Queen Street (mainly westbound). There is also much local traffic generated by day and night by the various types of business, retail and entertainment facilities in the area, which cause loss of amenity through congestion and pollution.

The Council is working in partnership with Westminster City Council to develop a traffic management / traffic reduction scheme for the Covent Garden area, including Seven Dials. The objective of this scheme is to remove unnecessary through traffic from the area while allowing access for service traffic. Any scheme would be dependent on further analysis, discussion with the police and City of Westminster and public consultation. Progression of any scheme would be through the Streets and Transport Sub-Committee.

The scheme is linked to the Council's Clear Zone initiative. Camden have joined with Westminster City Council and the Corporation of the City of London in a Sub-Regional partnership to pursue Clear Zone policies of reducing the impact of traffic, reducing vehicular emissions and providing efficient interfaces and information between different forms of traffic.

**CrossRail** The construction of a new east – west railway through London including an underground section from Liverpool Street to Paddington. Crossrail is currently safeguarded (refer to UDP Proposals Map), and this includes a significant portion of the Seven Dials (Covent Garden) Conservation Area. The scheme will be reviewed by the Greater London Authority and Mayor on whether to progress or not. If the scheme is to go ahead, it will need to obtain statutory powers through the Transport and Works Act 1992. Construction could begin towards the end of the decade, if there is a decision to proceed.

## CONSERVATION AREA BOUNDARY REVIEW

The boundary of the Conservation Area was reviewed in 1998 and there are no further extensions to consider at the moment.

# SEVEN DIALS GUIDELINES

Designation of a conservation area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to check with a planning officer whether permission is needed at an early stage of proposals.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN33 states *“the Council will seek to ensure that development in a conservation area preserves or enhances its special character and appearance and is designed to harmonise with the established character of the area. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting which may include the preparation of montage studies, to enable the Council to assess the potential effect of the proposal on the character and appearance of the conservation area.”*

A further guidance leaflet giving general advice on works and applications in conservation areas is available from this office, and additional guidance relating to specific problems within the Conservation Area may be produced from time-to-time for inclusion within this Statement.

## NEW DEVELOPMENT

SD1 Proposals should be guided by the UDP in terms of the appropriate uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area,



local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. No vacant sites remain in the area, neither are there any sites in the Schedule of Land Use Proposals in the UDP. There are several sites that are considered to be opportunity sites. These are buildings which are considered to neither preserve nor enhance the character of the Conservation Area and therefore there may be scope for redevelopment, subject to an acceptable replacement. The following are considered as possible opportunity sites;

Earlham House, Earlham Street/Mercer Street  
1 Tower Street, 41-45 Neal Street, 10-16 Great Queen Street

## DESIGN

SD2 The Conservation Area has a long history of development which is demonstrated in the variety of styles which are juxtaposed within it. The last twenty years has seen the development of a successful combination of refurbishment and modern design, reflecting the dynamic changing character of the area, located in a unique historic context. Appropriate design for the Conservation Area can reflect both the historic and the modern context and both traditional and contemporary materials may be appropriate.

## LISTED BUILDINGS

SD3 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent.

SD4 Listed building consent is not normally required for maintenance and like for like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

SD5 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe – an unlimited fine or up to 12 months imprisonment, or both.

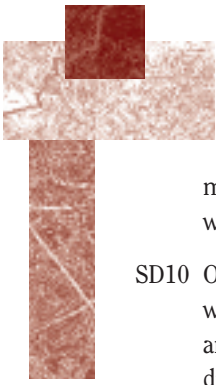
SD6 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. You are advised to obtain written confirmation that repair work proposed does not require listed building consent. The Council's development policies relating to listed buildings are contained in the UDP. Additional guidance is included in Supplementary Planning Guidance and in the Government's Planning Policy Guidance Note 15 – Planning and the Historic Environment. A separate leaflet is available on listed buildings.

## MATERIALS AND MAINTENANCE

SD7 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, timber shopfront facades, iron balustrades, timber framed sash windows, doors, where retained add to the visual interest of properties, and where removed in the past replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.

SD8 The choice of materials in new work will be most important and will be the subject of control by the Council.

SD9 Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural



materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.

SD10 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and conservation area and may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing if done badly can also drastically alter the appearance of a building (especially when “fine gauge” brickwork is present), and may be difficult to reverse.

SD11 Where replacement materials are to be used it is advisable to consult with the Council’s Conservation & Urban Design Team, to ensure appropriate choice and use.

## **DEMOLITION**

SD12 Within the Conservation Area total or substantial demolition of a building will require conservation area consent.

SD13 The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN36 and SPG Demolition Guidelines).

SD14 All applications should show clearly the extent of demolition works proposed (including partial demolition).

SD15 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

## **CHANGE OF USE**

SD16 The Council recognises that there are commercial pressures for changes of use to restaurants/cafes and wine bars, and the associated problems that can occur with regard to residential amenity and the overall character of the area. There are also pressures for additional retail uses that can have a detrimental impact as well. Therefore, the Council will have regard to the above in determination of these applications and the effects on the overall retail function of the shopping streets, traffic conditions and the needs of the local community.

## **SHOPFRONTS/ADVERTISEMENTS**

SD17 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of external security shutters also requires planning permission. SPG contains more detailed advice on the design of shopfronts and signage.

SD18 There are many historic shopfronts dating from the late 18th and 19th century and a number of well designed modern shopfronts. Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the proportions, rhythm and form of the original frontages. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired and the loss of those shopfronts identified under Shopfronts of Merit and any other historic/original shopfront will be strongly resisted. The restoration of wide shopfront entablatures will be welcomed as these can provide planting. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the Conservation Area.

SD19 Similarly shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally



illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level.

## SHOPFRONT SECURITY

SD20 The introduction of security measures can detract from the appearance of the Conservation Area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:

- a. the strengthening of shopfronts;
- b. the use of toughened or laminated glass;
- c. internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
- d. improved lighting.

SD21 There will be a general presumption against the use of external security shutters, grilles or mesh on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or mesh to be considered. A separate leaflet is available on Shopfront Security.

SD22 It is Council policy to keep under continuous review the prioritisation of enforcement action across the Borough of unauthorised advertisement works and unauthorised change of use.

## VENTILATION DUCTS/AIR HANDLING EQUIPMENT

SD23 The erection of all external ventilation ducts and air handling equipment will require planning permission from the Council. In assessing applications the Council will be concerned about the siting of the equipment, particularly in visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected. (refer UDP: EN7).

SD24 The Council will require full details of mechanical plant and equipment for all A3 (change of use to restaurant) applications.


## ROOF EXTENSIONS

SD25 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. There are limited opportunities for roof extensions as alterations to the roofscape could adversely affect the character of the Conservation Area. The following principles will apply:

- a. The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.
- b. Roof extensions should be drained to the rear of the building; no rainwater pipes will normally be allowed on the street elevation.
- c. All external works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area.
- d. Where the property forms part of a proper terrace which remains largely, but not necessarily, completely unimpaired, an extension is likely to be unacceptable.

## ROOF GARDENS

SD26 The formation of roof gardens can be an opportunity for external space. Due to the dense character of the area, the provision of roof gardens with extensive planting can provide visual amenity to neighbouring properties. However care should be given to locating gardens so that they do not have a detrimental impact on the street scene or on the architectural quality of the building. They can be successfully concealed, for example behind parapet walls. Consideration should be given to overlooking and the impact on long views in particular. Roof



gardens should not be located on mansard roofs. Window boxes above shop fronts were a 19th century feature in the area and are an additional way of providing a greener environment in an appropriate way.

## **REAR EXTENSIONS**

SD27 The infilling of yards and rear spaces between buildings will generally be unacceptable.

SD28 What is permissible will depend on the original historic pattern of extensions within the terrace or group of buildings. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

## **BASEMENTS**

SD29 The creation of new front basement areas will generally be resisted for traffic and design reasons. Excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area. The Council will normally only permit such works if the building will be restored by the action to its original condition, or if it will contribute to the established character of the street scene.

## **ARCHAEOLOGY**

SD30 This area has been identified by English Heritage Greater London Archaeological Advisory Service as the Suburbs of Roman Londinium, part of Saxon Lundenwic and an area of extensive medieval and post medieval settlement. The whole of the Conservation Area is within an Archaeological Priority Area and development proposals may have some impact on important remains. Therefore the Council will insist on an archaeological site evaluation where appropriate. Where excavation works are proposed it is important that the Council's Conservation & Urban Design Team and English Heritage are consulted to ensure adequate protection of such remains.

## **TREES AND LANDSCAPE DESIGN**

SD31 Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. If a tree is subject to a Tree Preservation Order the Council has eight weeks to process the application. Further advice is available from the Tree Officer on 020 7974 5616. The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme.

SD32 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development, and demonstrate that no trees will be lost or damaged before, during or after development. BS5837: 1991 shall be taken as the minimum required standard for protection of trees.

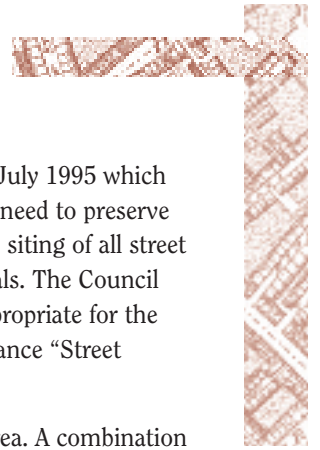
SD33 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.

SD34 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work.

## **TRAFFIC, PARKING AND THE PUBLIC REALM**

SD35 Most streets in the area are heavily parked and there is unlikely to be any scope for additional off street parking (refer SPG). Scope for pedestrian improvements would normally be identified by the Council's Street Management Division.





SD36 The Council's Environment Committee agreed a policy for street maintenance/materials in July 1995 which seeks to maintain a high level of quality for the street environment. It is important that the need to preserve and enhance the historic character of the Conservation Area is recognised in the design and siting of all street furniture, including statutory undertakers and other services equipment and paving materials. The Council will make efforts to avoid any unnecessary visual clutter whilst seeking design solutions appropriate for the area in line with recommendations in PPG15 (paras 5.13 - 5.18) and English Heritage Guidance "Street Improvements in Historic Areas".

SD37 The streets have a variety of paving materials, often to the detriment of the Conservation Area. A combination of granite kerbs, granite setts ('cobblestones') and York stone slabs are the most acceptable surfaces but in some instances this is impractical. Where the carriageway has been raised to the same height as the footways the kerb-face is lost and bollards may be needed to protect footways and pedestrians from vehicles, (e.g. Neal Street). Even where the kerb-face remains it may be necessary to protect the footway from vehicle overrun.

SD38 In general the Council favours retention or replacement of traditional street features (kerb-faces, sett channels, basement grilles, historic bollards, historic-pattern streetlights) and materials and the minimisation of street furniture such as bollards and road signs.

See 'Seven Dials Renaissance – The Environmental Handbook' and Camden's 'Street Design Manual' for further information on street design.

## **SATELLITE DISHES**

SD39 Dishes are not normally acceptable where they are positioned on the main facade of a building or in a prominent position visible from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridge line and out of sight if at roof level. Planning permission may be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

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## **BIBLIOGRAPHY**

The following is a list of useful material relating to the character and development of the Conservation Area.

A St Giles in the Fields, Survey of London Vol. V, Pt II (1914).

B John Richardson, Covent Garden (1979).

C Audrey Woodiwiss, The History of Covent Garden (1980).

D Peter Heath/ Dr J M Robinson, Seven Dials Renaissance.

E John Summerson, Georgian London (1945)

F LCC. Housing of the Working Classes in London 1855-1912

A list of useful further reading relating to historic buildings and their repair and maintenance has been compiled by the Conservation & Urban Design Team, and is available on request.

## **ACKNOWLEDGEMENTS**

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## **FOR FURTHER INFORMATION CONTACT**

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## USEFUL CONTACTS

Covent Garden Community Association, 21 Macklin Street, London WC2B 5NH.  
Telephone: 020 7836 3355. Fax: 020 7404 2820. email: info@coventgarden.org.uk

Seven Dials Monument Charity, 68 Dean Street, London W1V 5HD  
Telephone: 020 7437 5512. Fax: 020 7437 6612. email: db@sixty8.com

English Heritage, 23 Saville Row, London W1X 1AB. Telephone: 020 7973 3000. Fax: 020 7973 3001

## ADDRESS LIST

## NUMBERS

BETTERTON STREET	All
CAMBRIDGE CIRCUS	24
CAXTON WALK	3, 4, 5
CHARING CROSS ROAD	84, 84A, 90-94 (even), Trentishoe Mansions
DRURY LANE	157-161 (cons) New London Theatre, New London House, 167-172 (cons), 174-191 (cons)
EARLHAM STREET	All
ENDELL STREET	15-21, 27-43, 47-83 (odd) 14-22 (even)
GREAT QUEEN STREET	Freemason's Hall, Connaught Rooms, 8-44 (cons)
MACKLIN STREET	All
MATHEWS YARD	All
MERCER STREET	19-27(odd)
MONMOUTH STREET	All
NEAL STREET	22-32 (even), Nottingham House, 25-37a, 39-69 (odd)
NEAL'S YARD	All
NEWTON STREET	33, Holland and Thurston Dwellings, Wimbledon Buildings, 15-19 (odd), 12-14 (even)
NOTTINGHAM COURT	All
PARKER MEWS	All
PARKER STREET	2-48 (even), Aldwych Buildings, Parker Street House, 39,41
SHAFTESBURY AVENUE	144-204 (even), Gower Street Memorial Chapel, 115-119 (odd)
SHELTON STREET	1-21, 25-33, 37-75 (odd)
SHORTS GARDENS	1-47 (odd), 2-26, 34-42 (even)
SMART'S PLACE	All
STUKELEY STREET	2-14, 18-22 (even), City Literary Institute, Goldsmith Court
TOWER COURT	All
TOWER STREET	All
UPPER ST MARTIN'S LANE	
WEST STREET	2-38 (even)
WILD COURT	Rear of Freemason's Hall/Connaught Rooms
WILD STREET	Freemason's Hall









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