

LP/P3188  
5<sup>th</sup> August 2016

Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Dear Sirs,

**2 (East) Neal's Yard, London, WC2H 9DP**  
**Full planning application for change of use of the ground floor unit from hot food takeaway (Class A5) to retail (Class A1) use.**

**Planning Portal Reference: PP-05384987**

On behalf of the applicant, Shaftesbury Covent Garden Ltd, we write in support of a planning application for change of use of the ground floor unit from hot food takeaway (Class A5) to retail (Class A1) use. We note that this application is submitted in conjunction with a separate change of use application at the adjoining premises 2 (West) Neal's Yard to allow a 'use swap' of the existing uses via a formal legal agreement.

Accompanying documentation in support of this application has been submitted electronically online via the Planning Portal along with the requisite planning fee of £385.

#### **Site Description and Existing Use**

The application site is an existing four storey terraced property comprising hot food takeaway (Class A5) unit at ground floor (approx. 23.1sqm). An adjoining staircase to the front elevation of the premises provides access to the upper floors which are used by Neal's Yard Remedies as therapy rooms.

The application site is located within Neal's Yard; a pedestrian courtyard area enclosed by buildings comprising predominantly commercial uses with a small element of residential at upper floor levels. Access into the enclosed courtyard is provided from Monmouth Street to the north and Shorts Gardens to the south. The application property is not listed, however is located within the Seven Dials (Covent Garden) Conservation Area. The Seven Dials Conservation Area Appraisal describes Neal's Yard as;

*'...a courtyard area that has developed into a wholefood and complementary medicine centre which also serves as a well-used small public open space'.*

#### **Architecture Planning Interiors**

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The shop's frontage is also designated as 'Secondary Retail Frontage' within Camden's Planning Guidance (CPG5). The surrounding streets form part of the larger 'Primary Shopping Frontage', as defined by the adopted LDF Proposals Map.

### **Relevant Planning History**

Planning permission was granted in November 1985 at appeal for the '*change of use from retail to shop for the sale of hot food*' (ref. 8401150).

### **The Proposal**

The proposal is for the change of use of the ground floor unit from hot food takeaway (Class A5) to retail (Class A1) use (approximately 23.1sqm).

This change of use would normally be permitted under Permitted Development Rights (Class A, Part 3, Schedule 2), however, as noted above, this application is submitted in tandem with a separate change of use application at the adjoining premises 2 (West) Neal's Yard (currently operating under Class A1) to allow a 'use swap' of the existing uses.

The simple 'swap' between the existing units will ensure a balanced mix of retail accommodation is maintained and can be secured by an appropriate legal agreement. Giving consideration to the ground floor activities, the proposal will importantly maintain the same amount of active frontages between retail and food relates uses within Neal's Yard.

Please refer to the submitted plans for further details. We confirm that no external alterations are proposed as part of this application.

### **Design and Access Statement**

In accordance with the Town & Country Planning (Development Management Procedure) (England) (Amendments) Order 2015 Part 3 Article 9, a design and access statement is not required for any application which is for a material change in use to any land or buildings. We do confirm however that access will remain as existing from the ground floor entrance.

### **Planning Policy Consideration**

The proposal would be compliant with the aims and objectives of adopted land use policies, in particular policy DP12 of the Development Management Plan which encourages the provision of retail accommodation at ground floor.

However, as noted, this application is submitted in tandem with an accompanying change of use application at 2 (West) Neal's Yard, thereby allowing a 'use swap' between both premises to maintain compliance with local policy objectives.

The simple swap of the uses will ensure that the proposal remains supportive of local Policy CS7 which seeks to promote Camden's centres and shops. The proposal recognises that it is the eclectic mixture of shops and services within places which provide character and identity to local areas such as Neal's Yard. The proposed use swap would ensure the retention and relocation of an important retail unit, ensuring the vibrancy, vitality and unique role of Camden's centres are protected and enhanced.

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**Conclusion**

The proposal is a small part of Shaftesbury's long term management strategy for Seven Dials. It is considered that the relocation of uses (Class A1 and Class A5) within the vicinity of one another will be complimentary to the area and will maintain a balanced and appropriate mix of accommodation given the properties central location. It is also considered that the proposal would not be detrimental to the character and function of the Conservation Area by ensuring the creation of a new Class A1 retail unit.

This proposal seeks to support the investment in the area and bring smaller retailers and eateries to a vibrant part of Camden. The proposed change of use is in association with the proposal at 2 (West) Neal's Yard which will ensure compliance with local policy via a suitable legal agreement.

We trust that the enclosed information is sufficient for you to validate our client's planning application and we look forward to a swift and positive outcome. Should you require any further information or would like to arrange a site visit please do not hesitate to contact the undersigned.

Yours faithfully

*Lucy Pitham*

For and on behalf of  
Rolfe Judd Planning Limited

Cc Charles Owen - Shaftesbury