

RL/JD/P6588
20 March 2017

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Planning Portal reference: PP-05926990

Dear Sir/Madam,

2 Neal's Yard, London, WC2H 9DP
Installation of enclosure around existing duct at the rear elevation

On behalf of the applicant, Shaftesbury Covent Garden Limited we submit an application for the installation of an enclosure around an existing duct at the rear elevation. The application fee of £195.00 has been paid online.

The following documents have been submitted via the Planning Portal:

- Application Form
- CIL Form
- Existing and Proposed Drawings (prepared by Fresson and Tee)

Site Description and Relevant Planning History

The site is a four storey terraced building located on the eastern side the Neal's Yard. The site relates to the ground floor takeaway unit (Class A5) which has been historically referred to as 2 Neal's Yard (East). The building is not listed however is located within the Seven Dials (Covent Garden) Conservation Area.

Neal's Yard comprises of a successful mix of uses, with predominantly retail and food activities at ground floor level and commercial and residential on the upper floors. The upper floors of 2 Neal's Yard are currently used as office accommodation and therapy rooms. The upper third floor contains a residential flat. To the rear of the premises is an enclosed court yard and first floor flat roof with office and residential accommodation fronting onto Shorts Gardens.

Planning Permission was granted on the 24th November 2014 for the erection of an extract duct to the rear elevation (LPA ref: 2014/5262/P). This duct was not enclosed and therefore is a fully exposed metal duct running up the rear of the property.

Proposal, Design and Access Statement and Planning Policy

The proposal is for the installation of an enclosure around the existing duct at the rear elevation. The enclosure is comprised of a steel frame with brick slip cladding to match the rear brickwork and aid

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the integration with the existing building fabric. As described, the rear of the property fronts onto an enclosed courtyard with residential outlook and it is considered that the installed duct could be enclosed to improve its appearance. The brick slip system allows easy access to the duct in future should any maintenance need to be carried out. The Council's CPG 1 Design encourages the screening of building services to minimise the impacts of ducting as a means of reducing visual blight. The enclosure will only marginally increase the height of the rear ducting by 0.4 metres; remaining significantly below the roof line of the property. The enclosure is considered to mitigate this impact, ultimately enhancing the appearance of the property and the conservation area. The enclosure would also provide additional mitigation against any noise outbreak from the duct. The proposal is therefore considered to be supported by Core Strategy Policy CS14 and Development Management Policies DP24, DP25 and DP26.

We trust you have all of the information required to validate and determine the application however should you require anything further please do not hesitate to contact the undersigned.

Yours sincerely



For and on behalf of
Rolfe Judd Planning Limited

Cc Charles Owen Shaftesbury Covent Garden Limited
Neil Panton Fresson and Tee Limited