

Rolfe Judd

Planning

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On behalf of Shaftesbury Covent Garden Limited

39-49 Neal Street,
London

Planning Statement

RJP: P6337

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www.rolfe-judd.co.uk

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1.0 Introduction

1.1 Summary

- 1.1.1 The Planning Statement has been prepared by Rolfe Judd Planning to accompany an application for full planning permission in relation to the application site at 39- 49 Neal Street. The application has been made by Shaftesbury Covent Garden Ltd ('the Applicant').
- 1.1.2 The application site measures approximately 0.02 ha and comprises three individual terrace buildings fronting Neal Street 41-45 and 47-49 Neal Street) and in part Shorts Gardens (39 Neal Street). The application site includes a mix of commercial uses, with retail (Class A1 Use) at basement and ground floors and office (Class B1 Use) across the entire upper floors. The rear of the site includes a small light-well (fully enclosed) at first floor and abuts directly with the rear of those properties fronting Neal's Yard. None of the existing buildings are listed; however the site is located within the Seven Dials (Covent Garden) Conservation Area.
- 1.1.3 Having assessed the existing qualities of each property, Trehearne Architects have developed a scheme which seeks to consolidate those existing buildings to provide new and increased high quality, modern commercial space for both prospective retail and office tenants. In summary, those principal works include:

39 Neal Street

- Single storey roof extension to create new set-back fourth floor (taking into consideration previously approved scheme) for additional office accommodation. The proposed roof extension will represent a strong contemporary design to provide a suitable architectural juxtaposition between the historic roof form of the existing brick building and a new lightweight fourth floor extension. The extension will create a new defining corner feature for the building and junction between Neal Street and Shorts Gardens.
- The creation of a new consolidated office entrance to the refurbished office floors at 39-49 Neal Street – replacing three small entrances as existing with one purpose built entrance and improvement of existing traditional shopfront.

41-45 Neal Street

- Single storey roof extension to create new set-back fourth floor (taking into consideration previously approved scheme) for additional office accommodation.
- The sensitive re-clad of the existing building facade (with new brick finish and windows). The current façade detracts from the character and appearance of the conservation area. The relocation of the existing office entrance will be relocated to 39 Neal Street.
- The removal of a modern shopfront in contemporary setting and replacement with a sympathetic but modern interpretation contributing positively to the conservation area.

47-49 Neal Street

- Single storey roof extension to create new set-back fourth floor (including the re-alignment of the existing set-back third floor) for additional office accommodation.
- The relocation of the existing office entrance from ground floor retail frontage to the consolidated office entrance at 39 Neal Street (fronting shorts Gardens) and the extension of the existing traditional shopfront.

1.1.4 The development description for the application scheme is as follows:

“The collective refurbishment and associated external works to buildings 39, 41-45 and 47-49 Neal Street including; rooftop extension at 39, 41-45 and 47-49 Neal Street for office (Class B1 Use), construction of new front façade and shopfront at 41-45 Neal Street; the remodelling of rear facades at 41-45 and 47-49 Neal Street, minor works to existing shopfronts at 39 and 47-49 Neal Street and new plant pit at roof-level”.

1.1.5 The proposed scheme has been carefully developed following detailed pre-application consultation with the Council resulting in a high quality design based on a detailed analysis of the surrounding site and local characteristics of the Seven Dials Conservation Area. The proposal has been amended in light of specific feedback from conservation officers to ensure the distinction of each individual plot is retained and that the proposals preserve the historic and varied character of Neal Street.

1.1.6 The application scheme has been designed in accordance with both National and Local Plan policy, as set out within this Statement, and is therefore considered to represent an appropriate, well designed and sustainable development which can be positively determined by the Council.

1.1.7 It should be noted that this application has been submitted in tandem with an application at 21- 23 Shorts Gardens, which seeks a change of use of the existing office floor space at first and second floors to provide residential accommodation. It is proposed that both applications are considered in tandem and linked via a legal agreement to ensure there is no overall loss of office accommodation in accordance with Local Plan policy.

1.2 Planning Statement

1.2.1 This Statement considers the planning merits of the proposal. In particular, this statement identifies and describes the key benefits delivered by the proposal. The statement also provides a comprehensive analysis of the relevant planning policy framework at national, strategic and local levels. As such, this Planning Statement is structured as follows:

- Section 1: Introduction
- Section 2: The Application Site and Surrounding Area
- Section 3: Pre-application Advice and Consultation
- Section 4: The Proposal
- Section 5: Planning Policy Context
- Section 6: Planning Considerations

1.3 Supporting Application Documents

1.3.1 This planning statement should be read in conjunction with the following supporting documents, which accompany the application:

- Site Location Plan – prepared by Trehearne Architects
- Existing and Proposed Drawings – prepared by Trehearne Architects
- Design & Access Statement – prepared by Trehearne Architects
- Heritage Appraisal – prepared by Martin O'Rourke
- Sunlight and Daylight Assessment – prepared by CHP Surveyors Limited
- Preliminary Office BREEAM Assessment – prepared by RPS
- Preliminary Retail BREEAM Assessment – prepared by RPS
- Noise Assessment – prepared by Hann Tucker
- Community Infrastructure Additional Information Form – prepared by Rolfe Judd

2.0 The Application Site and Surrounding Area

2.1 Site Description & Location

2.1.1 The application site includes three premises, 39 Neal Street (adjoining Shorts Gardens), 41-45 Neal Street and 47-49 Neal Street. The existing buildings on site comprise a row of brick terrace properties on the western side of Neal Street and with the corner of Shorts Gardens. All buildings comprise of typical basement and ground floors and three upper floor levels. Existing access to the premises are provided via a series of modified shopfront entrances with narrow single door access to the upper commercial floor levels.

2.1.2 Each property consists of retail use (Class A1) at ground and basement with active / primary frontages onto Neal Street. No. 39 Neal Street abuts the corner junction with Shorts Gardens and has an additional primary frontage along Shorts Gardens. All three properties have office use (Class B1) on the upper three floors.

2.1.3 The properties are situated within the heart of the Seven Dials (Covent Garden) Conservation Area (Sub Area 1), the Central Activities Zone (CAZ), the Central London Area (CLA) and an Archaeological Priority Area. The application site is also designated along a 'primary retail frontage' within the Covent Garden Central London Area.

2.1.4 The Conservation Area Appraisal (1998) and Seven Dials Renaissance Study (1998) specifically note the following about each property:

39 Neal Street

2.1.5 This property is denoted as making a positive contribution in Camden's Seven Dials Conservation Area Statement and is considered as having a shopfront of merit.

2.1.6 The Seven Dials Renaissance Study states that No. 39 Neal Street comprises a 'red brick three-storeyed building with paired sash windows and a canted corner. The timber shop front is a good strong design and provides a hanging sign on a tradition wrought iron bracket'.

41-45 Neal Street

2.1.7 The site is identified as an opportunity site and is considered as a building which neither preserves nor enhances the character of the Conservation Area and therefore there may be scope for redevelopment, subject to an acceptable replacement.

2.1.8 The Seven Dials Renaissance Study states that No. 41-45 is an 'unsympathetic 1950's development with simple modern shop fronts and could be redeveloped'.

47- 49 Neal Street

2.1.9 This property is also denoted as making a positive contribution within the Conservation Area and as having a shopfront of merit.

- 2.1.10 The Seven Dials Renaissance Study states that No. 47-49 comprises a 'three storey late 19th Century red brick block with white painted sash windows and original shopfront which survives with pilasters and dentil cornice'.
- 2.1.11 For further detailed information and images, please refer to the submitted Design and Access Statement prepared by Trehearne Architects and Historic Assessment prepared by Martin O'Rourke.

2.2 Surrounding Area

- 2.2.1 The site sits close to the boundary of the London Borough of Camden and the City of Westminster (to the south). Neal Street predominantly comprises of retail uses on the ground floor with residential or office uses on the upper floors. The surrounding character is also largely mixed with offices, retail, residential and numerous 'West End' entertainment uses such as bars, restaurants and theatres.
- 2.2.2 The surrounding built environment, including Neal Street, comprises a large number of varying building styles, heights and architectural periods. This mixed architectural vernacular present in the street, a product of its evolution and one of its key characteristics.
- 2.2.3 The site has a PTAL rating of 6b (Excellent), defined as having excellent access to public transport. The site is highly accessible by public transport, with a number of bus routes in close proximity, and Covent Garden, Tottenham Court Road, Leicester Square and Holborn tube stations only a few minutes' walk away.

2.3 Relevant Planning History

- 2.3.1 A review of the Council's online planning register identifies a number of applications relating to 39 Neal Street dating back to 1985. The majority of the applications relate to alterations to the retail use and associated signage, and are therefore not material to the determination of the application.
- 2.3.2 The premises 41- 45 Neal Street benefits from planning permission, granted in 2015 for the "Construction of new façade to Neal Street, and single storey rooftop extension in association with change of use of the second and third floors from office (B1) to residential (C3) to provide 2x flats" (REF. 2015/1615/P). This permission remains extant. The Council's delegated report concluded in light of the proposed roof top extension:

"The immediate area is characterised by a variety of styles of roof extension, including original and later mansard additions, more modern roof extensions and roof gardens. The proposed roof extension would be a contemporary design and replace the existing pitched roof. It would be clad in copper coloured metal with a multi-faceted undulating roof form. set back 1.5m from the front elevation which would limit its visibility from street level.

"The proposed roof extension is considered to be acceptable in principle as it is set back from the front and south elevations; which in combination with the faceted form and position behind the retained parapet height will ensure that it does not appear as an overly dominant feature within the streetscene, but rather to provide interesting glimpse views

over the parapet. The use of a copper-coloured metal shingle roof cladding will provide lightness, and works well tonally with the main elevation”.

“The design approach is considered to enhance the character and appearance of the streetscene and the Seven Dials CA”.

- 2.3.3 The Councils online records show that in relation to 47- 49 Neal Street there are minor applications relating to signage, condensers and alterations to the shopfront dating from 1991. Planning permission was granted in 2002 for the “Infill extension at first, second and third floors levels associated with the linking of the two properties, provision of two rooftop plant areas partly within roof slope, installation of new entrance gate to 16 Neal's Yard and the installation of double glazed windows to 47-49 Neal's Street”. This permission was never implemented.
- 2.3.4 Please refer to Appendix 2 for the site’s full planning history.

3.0 Pre-application Advice and Consultation

3.1 Pre-application Advice

3.1.1 The National Planning Policy Framework (2012) encourages developers to engage early with local authorities and work collaboratively to resolve issues up front during the pre-application discussions.

3.1.2 The applicant has undertaken in depth pre-application consultation with both planning and conservation officers at Camden Council. Those meetings are detailed below and included a number of discussions over the proposed design:

- Initial informal scheme concept presentation – 1st March 2017
- Detail scheme presentation – 6th June 2017
- Revised scheme presentation – 10th August 2017
- Design Review Surgery (DSR) presentation – 23rd August 2017
- DSR feedback from officers – 30th August 2017
- Revised scheme presentation – 20th September 2017

3.1.3 In summary, officers confirmed the following principles:

- The principle of the development in reconfiguring the building to create improved commercial and retail provision at ground floor level was supported by officers;
- The principle roof-top extensions were considered acceptable to provide improved commercial floor space subject to final design;
- The removal and reconfiguration of internal structure to allow for improved circulation and access to the upper floors was acceptable;
- The restoration and preservation of the those existing front façades and original features of merit (including shopfronts) were welcomed by officers;

3.1.4 Following an officer presentation of the scheme at the internal Design Review Surgery, officers provided the following summary of comments which sought various clarification on matters and possible amendments to be brought forward at application stage:

- Further individuality was requested from the proposed design between each building thereby ensuring that the scheme can be read as individual historic plots. This included specifically a variation in the proposed roofline and parapet heights, including different profile banding.

- Importance was given to ensure there is a varied roof profile at each building to maintain the area's varied roofscape.
- To consider the variation of materials and tonal colours used at the rooftop extensions for 41-45 Neal Street and 47-49 Neal Street. Again, ensuring that there is sufficient separation, in terms of design, between each building plot.
- The proposed replacement frontage at 41-45 Neal Street was considered to be too commercial in appearance for the warehouse / industrial setting of Seven Dials. Further consideration should be given to the surrounding context and proposed brick type / detailing.
- There was potential to add further interest into the proposed design at 39 Neal Street to ensure an appropriate contrast between the historic and modern built fabric when viewed at street level – this would further increase the 'presence of 39 Neal Street' as a corner feature on Shorts Gardens and Neal Street.
- Further consideration to be given to 39 Neal Street with window alignment and fenestration.
- Details of the proposed rooftop plant need to be incorporated to ensure that it will not be visible from the street or surrounding premises.

3.1.5 Following the above, the project team and architects Trehearne reviewed those comments and, where appropriate, made a number of amendments which can be summarised below:

- At 39 Neal Street, the scheme now provides further detail to the proposed timber skin facade (additional depth / profile detail of the boards) and provides further aesthetic interest to window frame form which is in juxtaposition with the historic fenestration below.
- At 41-45 Neal Street, the scheme now provides a revised façade treatment in light of the Council's comments and is now considered to represent a more warehouse / industrial aesthetic through heavy lintels above window heads, new brick tones in red, dark red and black in line with surrounding area, and a new copper metal finish to the upper storey extension (vertical seam).
- At 47-49 Neal Street further amendments have been made to help differentiate to the proposals with those adjoining buildings. The proposal has subsequently been amended to ensure the overall parapet height level differs from 41-45 Neal Street. Along with an amended banding piece, the proposal now provides for the upper extension to be shingles in gold / bronze metal with subtle edge detailing and further increase the overall height at upper storey above those adjoining neighbours to add roofline interest.

3.1.6 The above amendments were updated as part of the final scheme and presented to officers on 20th September 2017. It was noted to officers that the changes allowed for further differentiation between each plot, allowed for a more varied roofline, provided a 'modern' interpretation of a warehouse aesthetic and provided further visual interest through a mixture of high quality materials and colour choices. It was agreed with officers that the scheme would be subsequently submitted as part of a formal planning application.

3.1.7 Please refer to the submitted Design and Access Statement for further details on the evolution of the scheme and previous renditions.

3.2 Public Consultation

3.2.1 As part of wider consultation with the local community, representatives from Shaftesbury, Rolfe Judd Planning and Trehearne Architects attended a meeting on 10th August 2017 with the local residential amenity group 'Covent Garden Residents Association' (CGCA) to present the proposed scheme.

3.2.2 The purpose of the meeting was to engage with the local residents group prior to its submission of the application to the Council.

3.2.3 A full design presentation was given to members of the CGCA whom were invited to provide the project team with comments or queries which they may have on the proposals materiality, form, land uses and general design strategy. Members of the group thanked the project team for their presentation and opportunity to review the scheme prior to submission. Overall it was considered that the principal of the scheme was beneficial to provide better quality retail and commercial accommodation in Seven Dials, acknowledging the opportunity to improve an existing building at 41-45 Neal Street which detracted from the local area.

4.0 The Proposal

4.1.1 The applicant seeks the refurbishment and roof-extension of the existing properties at 39 Neal Street, 41-45 Neal Street, and 47-49 Neal Street to create a high quality office and retail accommodation. The proposal seeks to retain the existing mix of uses on site, with upgraded retail floor space at basement and ground floors, offices at first to fourth floors. The proposal seeks to rejuvenate these buildings to provide high quality, sustainable commercial space to meet the changing needs of future operators.

4.1.2 The proposed development is discussed in detail within the Design and Access Statement, as prepared by Trehearne Architects, however a summary of works is provided below:

- The provision of 1110sqm office accommodation across the site – representing an uplift of overall 291sqm (201sqm being off-set from 21-23 Shorts Gardens);
- The refurbishment of 542sqm retail accommodation across the site;
- New lift access to provide 'DDA' compliant level access across all floors of the building;
- A sustainable building for the future with BREEAM 'Very Good' rating being achieved for both office and retail accommodation.

39 Neal Street

- A single and a half storey 'light-weight' roof extension in a contemporary design utilising a 'charred' timber cladding;
- Restoration of the existing traditional shopfront and removal of modern embellishments / additions which detract from the shopfront's traditional character;
- Consolidation of existing rear elevation and new traditional arched windows provided;
- Creation of a new consolidated office entrance at ground floor level (fronting Shorts Gardens) to serve the upper floor office accommodation;
- Dedicated cycle store at basement level with showering facilities and employee locker storage.

41- 45 Neal Street

- The complete removal of the existing 1950's facade to be remodelling and consolidated to allow a new warehouse aesthetic façade in textured brick and large industrial windows with heavy lintels;
- A new single storey set-back roof extension clad in copper vertical standing seam to create a new fourth floor;
- Consolidation of existing rear elevation and new traditional arched windows provided;

- Removal of the existing office entrance at ground floor and provision of a new modern shopfront utilising traditional design features such as stall risers and timber transoms and fascia signage panels;
- A 'hidden' escape route from basement level which mimics the proposed shopfront.

45-47 Neal Street

- The extension of the third floor to align with the existing façade fronting Neal Street using a traditional design approach to replicate the architecture at lower levels;
- A new single storey set-back roof extension clad in metal gold shingles to create a new fourth floor;
- Consolidation of existing rear elevation and new traditional arched windows provided;
- Removal of the existing office entrance at ground floor (related to Shorts Gardens) restoration of the existing traditional shopfront;

4.1.3 Please refer to the existing and proposed drawings, along with the Design and Access Statement for full details of the proposed works. Importantly, the proposed architecture and design rationale is considered to be of high quality which will enhance the Seven Dials (Covent Garden) Conservation Area and further ensure good quality, functional office accommodation is maintained for the local area.

4.1.4 This application will be subject to a Community Infrastructure Levy (CIL) payment (both Mayoral and Local CIL) which is calculated against the proposed new floor area created (approximately 264sqm).

5.0 Relevant Planning Policies

5.1 Planning Legislation

- 5.1.1 The legal framework for determining planning applications is set out in section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. These state that a local planning authority must have regard to the provisions of the development plan and other relevant material considerations when considering an application for planning permission. Furthermore, it states that the determination of the application must be in accordance with the development plan unless material considerations indicate otherwise.
- 5.1.2 The Planning and Compulsory Purchase Act 2004 defines the development plan as the spatial development strategy (or SDS) and the development plan documents (taken as a whole) which have been adopted or approved in relation to that area.
- 5.1.3 The development plan for the purpose of this application is recognised as comprising the following documents;
- London Plan (March 2016)
 - Local Plan (July 2017)
- 5.1.4 The proposal has been considered against relevant planning policy at national, regional and local level and a summary of key policy documents is set out below. All relevant policies are detailed under Appendix 3.

5.2 National Planning Policy Framework (2012)

- 5.2.1 The National Planning Policy Framework (NPPF) was adopted in March 2012 and replaced the detailed guidance set out within Planning Policy Guidance notes and Planning Policy Statements which preceded the NPPF. At the core of the NPPF is a presumption in favour of sustainable development which should be seen as 'a golden thread running through both plan making and decision taking'. The NPPF outlines the criteria against which development proposals will be considered 'sustainable' having regards to three mutually dependant roles which planning must consider together; economic, environmental and social.
- 5.2.2 The NPPF outlines a presumption in favour of sustainable development as being at the heart of the planning system. The plan encourages the economic rejuvenation of out-dated commercial buildings and previously developed brown-field land.
- 5.2.3 Please refer to Appendix 3 for a list of all relevant policies relating to the proposal.

5.3 The London Plan (2016)

The London Plan (consolidated with alterations since 2011 (MALP 2016)) along with relevant Supplementary Planning Guidance (SPG) documents which considered a material consideration in the determination of this

application. The London Plan provides a strategic vision for the sustainable development of London and its individual Boroughs. Whilst the scheme is recognised as not being referable, the proposal has been considered to support the wider objectives of the London Plan in terms of economic and sustainable development.

5.3.1 Please refer to Appendix 3 for a list of all relevant policies relating to the proposal.

5.4 Camden Local Plan (2017)

5.4.1 Local Planning Policy is set out in the London Borough of Camden's Local Plan which was adopted in July 2017 and provides the most relevant and up to date plan policy guidance for the Borough. The Local Plan underlines the Council's spatial strategy for the Borough and key delivery mechanisms which will facilitate all forms of development.

5.4.2 The Council has also adopted a number of supporting planning guidance documents which form a material consideration in the determination of planning applications. Those guidance documents of relevance include:

- Camden Planning Guidance 1 – Design (2015)
- Camden Planning Guidance 2 – Housing (2016)
- Camden Planning Guidance 3 – Sustainability (2015)
- Camden Planning Guidance 5 – Town Centres, Retail and Employment (2013)
- Camden Planning Guidance 6 – Amenity (2011)

5.4.3 Please refer to Appendix 3 for a list of all relevant policies relating to the proposal.

6.0 Planning Considerations

6.1 Land Use

- 6.1.1 The proposed land uses within the property will remain as existing and are considered acceptable and supportive of Local Plan policy objectives.

Office Accommodation

- 6.1.2 The NPPF states that the Government is committed to securing economic growth in order to create jobs and prosperity, and seeks that the planning system does everything it can to support sustainable economic growth. Therefore significant weight should be placed on the need to support economic growth through the planning system (Paragraphs 18 and 19). Policy 4.2 (Offices) of the London Plan further states that boroughs should encourage renewal, modernisation and increase of existing office stock to improve its quality and flexibility to meet future market demands. The site is located within the Central Activities Zone and therefore is recognised as being a key strategic location for the provision and maintenance of office accommodation to support London's commercial growth.
- 6.1.3 Local Plan Policies E1 (Economic Development) and E2 (Employment Premises and Sites) along with guidance document CPG 5 (Town centres, retail and employment) support proposals for the intensification of employment sites and premises where these provide additional employment and other economic benefits to the Borough.
- 6.1.4 The existing office units are recognised as being inflexible offices which limits their desirability to prospective tenants. The offices are in deemed to be cramped and disjointed between floor levels due to the part original and adapted layouts of each building. Access is provided by small narrow steps to each individual property which limit accessibility for employees or clients. The existing site (39-49 Neal Street) comprises of approximately 778sqm of office accommodation across the first, second and third floors.
- 6.1.5 It is proposed to retain the office use and optimise the existing provision on site via a suitable roof-top extension to each building and internal reconfigurations. The proposed works there would provide an overall increase of approximately 332sqm and allow for new, level access and a designated office entrance from Shorts Gardens. Further important service provisions, cycle storage and communal showers are included at basement level to meet the modern needs of businesses and their employees.
- 6.1.6 The application scheme would therefore support the national planning objectives in the NPPF, the London Plan Policies 4.2 and the requirements of Local Plan Policy E1 and E2 to ensure the retention, consolidation and modernisation of existing office accommodation which supports the needs of modern businesses.

Mixed Use

- 6.1.7 Local Plan Policy H2 specifically seeks, where appropriate, the provision of residential accommodation in non-residential development and for extensions involving a significant floor space increase. Policy states that within the Central London Area, where more than 200sqm of additional floor space is provided, 50% is required to be housing.

- 6.1.8 The proposal seeks an extension to each property for office use, increasing office floor space by approximately 264sqm. Having consideration of policy, it is considered that on site residential accommodation is not appropriate due to the proposal being a predominately remodelling/ refurbishment of the existing office accommodation. To introduce residential accommodation onsite would require additional cores and go against the applicant's principle reasons for the development – to maintain and improve the provision of existing office accommodation. Given the site constraints, it is not practical for residential accommodation to be provided on-site and would only compromise the future quality and function of both uses (residential and office). As a result and in agreement with the Council during pre-application discussions, it was deemed more appropriate to provide residential accommodation off-site to a suitable location nearby.
- 6.1.9 Accordingly, this application has been submitted in tandem with an application at the adjoining 21- 23 Shorts Gardens for a change of use from office to residential use. In agreement with officers, this application (39-49 Neal Street) will be determined in conjunction with the change of use application at 21-23 Shorts Gardens as part of a 'land use' swap and ensure compliance with the Council's mixed use Policy H2.
- 6.1.10 It is considered that there are substantial benefits associated with the use swap proposals which would ensure improved office accommodation within 39- 49 Neal Street and high quality residential units at 21- 23 Shorts Gardens.

Retail Accommodation

- 6.1.11 London Plan Policy 4.9 (Small Shops) seeks to support the mixed provision of retail unit sizes across London to support independent businesses and allow for flexibility where appropriate within development.
- 6.1.12 Local Plan Policy TC1 (Quantity and location of retail development) seeks to focus new shopping and related uses in Camden's designated growth areas and existing centres, having regard to the level of capacity available in these locations. Local Plan Policy TC2 (Camden's centres and other shopping areas) seeks to promote successful and vibrant centres to serve the needs of residents, workers and visitors.
- 6.1.13 The application site currently comprises three retail units (Class A1) at basement and ground floor – a total existing floor space of approximately 629sqm.
- 6.1.14 The proposed scheme seeks to retain the important retail units at ground floor (an active and primary street frontage) and re-provide approximately 542sqm of retail accommodation across part-basement and ground floor level. The proposed minor reduction in retail provision is a result of the new designated and consolidated office entrance at ground floor level fronting Shorts Gardens and ancillary office services and storage (refuse and cycling) at basement level. No retail floor space is lost at ground floor level.
- 6.1.15 The proposal maintains active frontages and Class A1 uses which would support the function of the CAZ and the Central London frontage. The existing historic shopfronts would be retained and carefully refurbished to ensure that the existing active frontages would be maintained and support the retail character and function of Seven Dials; a recognised specialist retail area (as stated by CPG 5).

6.1.16 The creation of two high quality retail units positioned along the primary retail frontage of Neal Street would support the objectives of London Plan Policy 4.9 and Local Policy TC1 and TC2 to ensure the promotion and continued success of Seven Dials retail capacity.

6.2 Design

6.2.1 Paragraph 17 of the NPPF states that local planning authorities should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings having taken account of the different roles and character of different areas.

6.2.2 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 of the NPPF outlines that planning policies and decisions should aim to ensure that developments:

- Function well and add to the overall quality of the area,
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

6.2.3 Furthermore, Paragraph 60 states that local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative design which seeks to promote or reinforce local distinctiveness.

6.2.4 Policy 7.1 (Lifetime Neighbourhoods) of the London Plan sets out the design principles new development should adhere to, to either reinforce or enhance the character, legibility and accessibility of neighbourhoods. London Plan Policy 7.4 (Local Character) further identifies that buildings, streets and open spaces should provide a high quality design response. London Plan Policy 7.6 (Architecture) requires architecture to make a positive contribution to a streetscape and wider cityscape and comprise details and materials that complement, not necessarily replicate, the local architectural character.

6.2.5 Policy D1 (Design) states that the Council will seek to secure high quality design in development; respecting the local context and character; the character and proportions of the existing building, where alterations and extensions are proposed; the impact on existing rhythms, symmetries and uniformities in the townscape. Supplementary design guidance contained within CPG 1(Design) provides details on how the above policies will

be applied for extensions and roof developments. This states that roof alterations or additions are likely to be acceptable if there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm. In addition, Policy A1 (Managing the Impact of Development) seeks to ensure that standards of amenity are adequately protected.

6.2.6 Taking note of the above policies and having progressed the scheme through discussion with the Council, the proposal has been carefully designed to be wholly in keeping with the context and character of the surrounding area; taking into account detailed consideration of the existing buildings, local townscape and Seven Dials Conservation Area.

6.2.7 A comprehensive analysis of the application site and its surrounding context has been provided in the Design and Access Statement. In recognition of the surrounding context, the scheme has taken influence from the prevailing historic 'warehouse' architecture and pallet of materials to inform the proposed architectural design.

6.2.8 Taking each building plot and those principle works in turn:

39 Neal Street

6.2.9 The existing building is asymmetrical in design and is recognised in the Seven Dials Conservation Area Appraisal as contributing towards the character of Neal Street. The proposal seeks to retain those existing historic qualities of the building whilst adding a complimentary roof-top extension which provides for a 'light-weight' contemporary structure. The design has been considered to provide a juxtaposition between the historic and the new whilst creating a focal point on this existing corner Junction.

6.2.10 Having studied the local area and those supporting Seven Dials appraisal documents, it is evident that the provision of strong, focal features on the corner plots of streets is a common feature, most notably on the Dial where seven streets merge. As a result, the proposal would allow for a 'modern addition' of its architectural 'time' which reveals itself along the streetscape as one approaches the building along Neal Street or Shorts Gardens.

6.2.11 The proposed extension would be of high quality materials, utilising charred timber cladding with a careful fenestration detail. The proposed form of extension would provide an architecturally striking extension whilst ensuring a strong sense of place which adds to the historic mixture of architectural design and varied roofscapes within Seven Dials.

41-45 Neal Street

6.2.12 The existing 1950's façade is recognised as poor quality and having a negative impact upon the surrounding area. The proposal seeks to remove the façade and replace it with a new 'contemporary' brick façade which has been design to be proportionally in-keeping with the traditional 'warehouse' characteristics of Seven Dials. The new façade will use a textured brick with a mixture of red and dark red tones and provision of contrasting heavy lintels to reflect a robust warehouse structure. On top of the new façade will be a set-back fourth floor roof-extension which remains in-keeping with the previously approved massing under the 2015 planning permission. The new roof will be set back to allow for a limited, discreet appearance from street level and be constructed in a vertical standing seam copper finish. The copper is a traditional roofing material within the area and will allow for

a natural finish and variation in colour as the roof ages over time. Unlike the proposed roof extension at 39 Neal Street which will form a feature on the junction at Shorts Gardens and Neal Street, the roof top extension will be seen in part only and allow for 'glimpses' of interest at different viewing perspectives.

- 6.2.13 The extension at fourth floor will allow the creation of an expansive and open office floor plate in connection with the adjoining premises (39 Neal Street and 47-49 Neal Street). To ensure however that each property remains visually separated, simple glass insertions have been added to the dividing joints of the extensions at fourth floor level.
- 6.2.14 To add further separation, a traditional soldier course banding has been included within a raised parapet level to retain a variation in the perceived massing and height of each individual building.

47-49 Neal Street

- 6.2.15 The existing building is recognised as having a positive contribution to the character of the surrounding area, as a result, the proposal seeks a traditional intervention at the existing third floor and allow for its extension in a traditional appearance which replicates the architecture at lower levels.
- 6.2.16 The proposed upper floor extension will again be set back from the principle elevation, and be constructed from a metal gold / bronze shingle cladding which will add to buildings visual aesthetics and separation from those adjoining buildings. A further traditional coping stone ridge has been added to the parapet level to ensure the distinct separation with the adjoining 'contemporary' works at 41-45 Neal Street.

Rear Elevation

- 6.2.17 Alongside the various alterations to the front facades and roof-tops at 39-49 Neal Street, the existing rear elevations will be carefully re-constructed in part to allow for the rationalisation and configuration of new window openings. The existing rear elevations of each building have been subjected to over the years a number of crude interventions, with random window insertions and poorly maintained services. The proposal seeks to rectify this and remove all redundant services. The existing windows will be replaced with new traditional brick arched windows and timber sashes to match those existing along parts of the elevation.

Principle of Roof Additions

- 6.2.18 The immediate area is characterised by a variety of roof forms, including original and later mansard additions, modern roof extensions of a contemporary nature and open-top roof gardens. The heights of the buildings vary along Neal Street (as demonstrated within the design and access statement), with limited consistency between individual roof lines and the prevailing scale of the street. The street is broken at this particular south eastern junction of Neal Street and Shorts Gardens by Nottingham House a five storey neo-Georgian block of flats.
- 6.2.19 In 2015, the principle a roof extension at the premises 41-45 Neal Street was supported by officers, stating that:

"The proposed roof extension would be a contemporary design and replace the existing pitched roof. It would be clad in copper coloured metal with a multi-faceted undulating roof form. Set back 1.5m from the front elevation this would limit its visibility from street level.

“The proposed roof extension is considered to be acceptable in principle as it is set back from the front and south elevations; which in combination with the faceted form and position behind the retained parapet height will ensure that it does not appear as an overly dominant feature within the streetscene, but rather to provide interesting glimpse views over the parapet. The use of a copper-coloured metal shingle roof cladding will provide lightness, and works well tonally with the main elevation”.

“The design approach is considered to enhance the character and appearance of the streetscene and the Seven Dials CA”.

- 6.2.20 Consistent with the previous approved scheme, the proposal steps back the individual extensions at fourth floor level (41-45 and 47-49 Neal Street), thereby ensuring both are subservient to the existing principal elevations along Neal Street. The architect proposes the use of interesting and high quality materials, which will be visible glimpses of the extension to provide visual interest and compliment the surrounding settings of the conservation area.
- 6.2.21 With the exception of 39 Neal Street, neither of the extensions at 41-45 Neal Street or 47-49 Neal Street will be seen as ‘one elevation’ when viewed at street level, but instead only viewed in part from particular framed views further along Neal Street. The proposal creates a modest amount of new accommodation at roof level with a suitable relationship with the host buildings and would respect their original proportions, symmetry and composition. Whilst employing a different architectural aesthetic, the proposed upper floors at 39 Neal Street promote a lighter and more recessive style, to the solid brick facades of the lower levels. The extension will take an angular form and follows the established building line of the neighbouring properties. The top levels of the scheme are designed to be read as a distinct element from the lower buildings.

Shopfronts

- 6.2.22 The proposal seeks to enhance the ground floor experience of the existing shopfronts at 39 Neal Street, 41-45 Neal Street and 47-49 Neal Street.
- 6.2.23 At 39 Neal Street, the proposal seeks respect the tradition design of the designated ‘shopfronts of merit’. Only minor changes are proposed to the shopfront to remove those modern ventilation grilles. The rest of the shopfront will be restored and re-painted a suitable conservation colour. The existing office entrance fronting Shorts Gardens will be replaced and slightly enlarged to provide a designated entrance for the entire upper floor office accommodation. The design of this entrance will ensure that it is visually differentiated from the retail provision at ground floor level.
- 6.2.24 At 41-45 Neal Street, a new sensitive and appropriate replacement shopfront will provide visual support to the upper floors and a more comfortable and balanced feel alongside the other, more traditional shopfront designs. The shopfront, although contemporary allows for traditional shopfront features as referred to in the Seven Dials conservation area appraisal. The use of transom lines and vertical panelling breaks along with low level stall risers breaks up the larger expanse of glazing.

6.2.25 Overall, it is considered that the proposed design will have a positive impact on the street and will preserve and enhance the character and appearance of the Conservation Area. Accordingly, it is considered that the proposed development meets the Local Plan Policy D1 and is consistent with the design principles and objectives of the NPPF.

6.3 Heritage and Conservation

6.3.1 Section 12 of the NPPF and Policy 7.8 in the London Plan states that London's historic environment, including natural landscapes, conservation areas and heritage assets should be preserved. Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

6.3.2 Local Plan Policy D2 (Heritage) states that the Council will require development to preserve and to take opportunities to enhance the character or appearance of conservation areas, historic places, spaces and townscapes, and their settings.

6.3.3 The application site is located within the Seven Dials (Covent Garden) Conservation Area and whilst none of the properties located within the application site are statutorily listed, it is noted that 39 Neal Street and 47-49 Neal Street are designated as 'buildings of merit'. The conservation area appraisal further states that 41-45 Neal Street is identified as an opportunity site, and it is stated that the building neither preserves nor enhances the Conservation Area

6.3.4 The application scheme has been designed to preserve and enhance the character and appearance of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990. In support of the application, consultants Martin O'Rourke have prepared a Heritage Assessment which provides extensive details on the history of the site and those known heritage assets.

6.3.5 The assessment presents a detailed analysis of the 'significance' of those identified heritage assets, in particular the surrounding Conservation Area. The assessment also considers the relevant national and local policy as pertained within the NPPF, the London Plan and Local Plan policies. The report goes into detailed consideration of each part of the development which may impact the individual heritage value of the buildings and character of the conservation area.

6.3.6 The report concludes that;

"The proposal represents a creative re-use of buildings of character as well as the enhancement of a building (No's 41-45) which currently contributes little to the special interest of the area. The proposal meetings the requirements of the Local Plan Policy D2 which meets the conservation and enhancement of character of conservations areas.

The proposed retail / office use of the building, the improvements and well-considered interventions will have a positive effect on the character and appearance of the conservation area".

6.3.7 The application scheme is therefore supportive of national policy guidance on heritage assets in preserving and enhancing the character and appearance of the Seven Dials (Covent Garden) Conservation Area, and meets the aims and objectives of Local Plan design and conservation Policy D2.

6.4 Noise and Protection of Residential Amenity

Noise

6.4.1 Local Plan Policy A4 (Noise and Vibration) states that the Council will seek to ensure that noise and vibration from new plant is carefully controlled and managed in order to protect nearby noise sensitive uses.

6.4.2 The proposal includes a designated sunken roof-pit to the roof of 39 and 41-45 Neal Street. The designated roof-pit will allow all current and future plant associated with the retail and office uses to be hidden away and assist in the prevention of future noise outbreak. The proposal will also ensure all existing plant and services equipment (largely position to the rear of the property at present) are removed and located in a safe and accessible location for appropriate maintenance.

6.4.3 As part of the proposals a Noise Impact Assessment prepared by consultants Hann Tucker has therefore been submitted in support of the application for the proposed roof-top plant. Plant for the office accommodation is proposed at roof level. The report concludes that:

“The assessment indicates that the proposed plant, in line with the specified mitigation measures, should be capable of achieving the proposed environmental noise criteria at the nearest noise sensitive window”.

6.4.4 The proposed plant will therefore accord with the requirements of Local Plan Policy A4.

Protection of Residential Amenity

6.4.5 Local Plan Policy A1 (Managing the Impacts of Development) seeks to protect the quality of life for occupiers and neighbours in terms of amenity which may be affected by new development.

6.4.6 The upper floors of the building would all be maintained in office use. Whilst the proposal would increase the provision of office accommodation on site via three single storey roof-top extensions, the proposed use is not considered to cause an increase impact in terms of overlooking and privacy, given that office premises are predominantly used during the day.

6.4.7 Further accessible terraces are proposed for the offices at fourth floor level fronting Neal Street. The proposed terraces would be relatively small and set behind the proposed parapet walls of the principal elevations. Given the height of the building and the existing setting of neighbouring properties, it is considered that the proposal is unlikely to result in any undue harm to surrounding residential amenity opposite the site. In addition, it is important to note that there is already an existing terrace at 3rd floor level at 47- 49 Neal Street. This was noted by officers as part of the 2015 planning permission, in which the Council concluded:

“Neal Street is quite narrow with buildings on the other side of the street approximately 10m away. The minimum distance recommended by Camden Planning Guidance to prevent overlooking from opposing properties is 18m, however a degree of mutual overlooking from interfacing windows already exists, and in central London dwellings are often closer together”.

6.4.8 The proposal is therefore consider to accord with the requirements of Local Plan Policy A1.

6.5 Transport, Parking and Servicing

6.5.1 The NPPF promotes more sustainable travel choices which reduce the need to travel, particularly by car. To achieve this, focus is placed on accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. Local Plan Policy T1 (Prioritising walking, cycling and public transport) the Council will seek to encourage sustainable modes of transport across the borough for new development. Local Plan Policy T2 (Parking and Car Free Development) further seeks to limit the availability of parking in the Borough, ensuring all new developments are car-free.

6.5.2 The site has a Public Transport Accessibility Level (PTAL) of 6b (Excellent), which is the highest. The site is close to Tottenham Court Road, Leicester Square and Covent Garden Underground Stations and is served by numerous bus services. The site is therefore highly accessible to jobs and services and therefore will promote sustainable transport choices.

6.5.3 In accordance with Policies T1 and T2, no car parking provision is provided on site for either of the commercial users. In addition, the proposed development will provide 10 secure cycle spaces in total for future business occupiers in accordance with London Plan standards for new office accommodation (1 space per 90sqm). The proposal has sought to maximise the provision of cycling facilities for commercial tenants at basement level where possible with the provision of storage and showering facilities.

6.5.4 The proposed servicing arrangements have been designed to meet the standards set by Camden Council's Environmental Services as close as possible. A separate waste and recycling store is proposed for the office space. Neal Street is currently serviced by a kerbside waste and recyclables collection, and this will continue with the new proposal. Due to the terraced nature of the street there is no available external space for storage.

6.5.5 The proposal is therefore considered to accord with the requirements of Local Plan Policy T1 and T2.

6.6 Sustainability and Energy

6.6.1 London Plan Policy 5.2 (Minimising Carbon Emissions) states that developments should make the fullest contribution to minimising carbon dioxide emissions through the Mayor's energy hierarchy. Policy 5.3 (Sustainable Design and Construction) looks for the highest standards of sustainable design and construction in development to improve the environmental performance of new buildings.

- 6.6.2 Local Plan Policy CC2 (Adapting to climate change) requires that new development be resilient to climate change and where appropriate adopt new measures to ensure non-domestic developments achieve the highest possible BREEAM levels.
- 6.6.3 As part of the proposed works, a BREEAM Refurbishment & Fit-out: Pre-assessment Report has been completed for both retail and offices uses by consultants RPS. Both reports conclude that that as part of the refurbishment and minor extension of the premises a BREEAM rating of 'Very Good' will be achieved.
- 6.6.4 Whilst the refurbishment does not meet the Council's policy threshold for the provision of a BREEAM Assessment as it involves less than 500m² of non-commercial floor space, the applicant is keen to ensure that the building will be of high quality and sustainable design to reduce its future contribution carbon emissions and air quality.
- 6.6.5 The proposal will bring forward a high quality, sustainable development which aims to meet the objectives of both London Plan and Local Plan policies.

6.7 Daylight, Sunlight and Overshadowing

- 6.7.1 Local Plan Policy A1 (Managing the Impact of Development) and supporting guidance document CPG 6 (Amenity) requires new development to assist in achieving good daylight and sunlight amenity for both existing and future buildings and amenity spaces, and not to cause undue harm or impact.
- 6.7.2 The application site is located within the historic streets of Seven Dials – this being a recognised as an urban environment. The London Plan 2016 Supplementary Planning Guidance 'Housing', states that 'an appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties. Guidelines should be applied sensitively to higher density development. London Plan guidance states that this not mean that BRE guidelines should be disregarded for assessment purposes, rather that the decision maker should apply the results flexibly and take consideration of the circumstances of the site and those affected properties.
- 6.7.3 As part of this application, a Daylight and Sunlight Report has been submitted by consultants CHP Surveyors and details the results of the assessment on those neighbouring residential properties. Overall the detailed technical assessment concludes that the overall effect of the proposed development upon the daylight and sunlight amenity to existing neighbouring residential properties will be minimal and follows the advice and recommendations set out in the BRE guidelines in the majority of instances. For further details please refer to the technical advice detailed within CHP's report.
- 6.7.4 The proposal is therefore considered to support the objectives of Local Plan Policy A1.

6.8 Planning Obligations and CIL

- 6.8.1 Due to the minor scale of the development, no planning obligations are considered to be necessary in order to mitigate against the effects of the development. However, in light of the planning application at 21-23 Shorts

Gardens for a change of use from office to residential which is submitted in tandem with this application, a legal agreement linking the two permissions will be required.

Local and Mayor of London's CIL

- 6.8.2 The proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL). Based on the Mayor's CIL charging schedule the proposed uplift is 264sqm. The Mayoral CIL payment therefore calculates at 264sqm (new floorspace created) x £50 per sqm = £13,200) approximately.
- 6.8.3 The proposal would be liable for the Camden Community Infrastructure Levy (CIL). The site is located within Zone A. The charge for offices in this zone is £45/sqm. Therefore the estimate based on the uplift of floorspace and the proportion of commercial floor space proposed, the Camden CIL liability is £11,880.

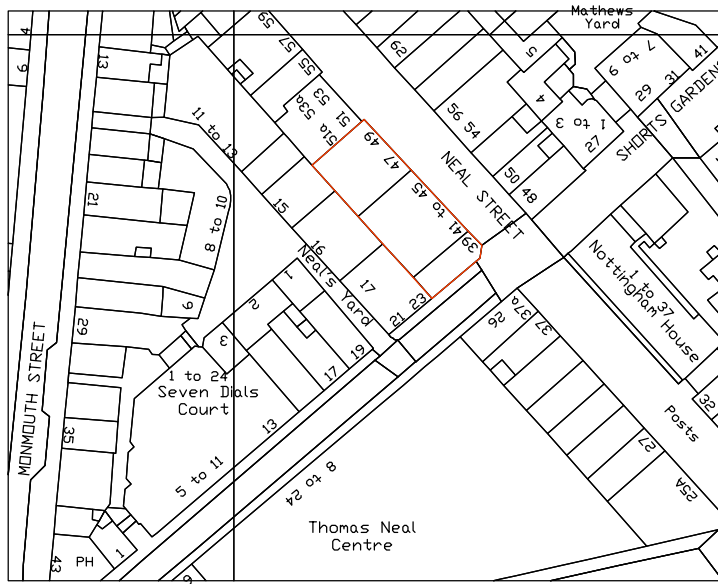
7.0 Conclusion

- 7.1.1 The application site presently comprises of a group of three storey terrace properties fronting Neal Street (and in part Shorts Gardens). All properties comprise of retail at basement and ground floors with office accommodation on the upper floors. The existing buildings are tired and internal accommodation has been subjected to a number of internal and external alterations over the years which has detracted from their effective and functional use by tenants.
- 7.1.2 The application scheme has been subject to extensive detailed discussions and consultations with the Council along with local community engagement as part of the pre-application process. The application scheme has been altered and amended in light of those discussions to ensure an appropriate design response prior to the submission of an application.
- 7.1.3 The application scheme seeks a high quality and thoughtful redevelopment and refurbishment of the existing premises, 39 Neal Street, 41-45 Neal Street and 47-49 Neal Street. The scheme will deliver the following key improvements and additions:
- A high quality architectural design response by Architects Trehearne that will enhance the character and appearance of the Conservation Area;
 - The replacement façade for an identified 'negative building' within the conservation area;
 - The refurbishment of existing office stock and creation of approximately 300sqm of new flexible floor space via three individual and architectural roof extensions;
 - The retention and refurbishment of existing retail accommodation;
 - Dedicated roof-top plant pit to ensure appropriate screening and future management;
 - Sustainable building design and construction which meets BREEAM 'very good' rating.
- 7.1.4 The overarching objective for the application scheme is to allow for a suitable refurbishment and improvements to the existing buildings (and uses) to deliver high quality commercial accommodation which meets the needs and demands of future businesses. The application scheme accords with the policy guidance set out within the National Planning Policy Framework, and accords with the development plan policies of the London Plan and the Council's Local Plan. In accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted for the application scheme.

Appendix 1:

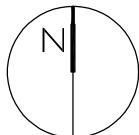
Site Location Plan

20m 40m 60m 80m 100m 120m



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REVISION

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TREHEARNE ARCHITECTS

PROJECT
SHAFTESBURY PLC NEAL STREET DEVELOPMENT
LONDON

SUBJECT
SITE LOCATION PLAN

SCALE: 1:1250@A4 DATE: 09 16 JOB NO: L1815 DRAWING NO: OS.01 REVISION: 0

40 CHANCERY LANE LONDON WC2A 1J8 020 7421 1790 www.trehearne.co.uk

Appendix 2:

Relevant Planning History

39 Neal Street

- Ref. 8500825 - Section 53 determination as to whether the use of the basement for the retail sale of men's women's and children's kit form and readymade clothes and accessories would require planning consent – Part Approved / Part Refused (17-07-1985)
- Ref. 8501081 - Change of use of the basement from light industrial to retail – Approved (17-07-1985)
- Ref. 17/03/1958 - Use of the basement and third floors for light industry, with shop, showrooms and ancillary offices on the ground, first and second floors at No. 39 Neal Street, Holborn – Approved (24-04-1958)

41-45 Neal Street

- Ref. 2015/1615/P - Construction of new façade to Neal Street, and single storey rooftop extension in association with change of use of the second and third floors from office (B1) to residential (C3) to provide 2x flats – Approved (27-08-2015)
- Ref. 2011/4736/P - Alteration to existing retail (Class A1) shopfront – Approved (21-11-2011)
- Ref. PS9804233R1 - Installation of shop front – Refused (29-01-1999)
- Ref. 35693 - The installation of a new shopfront – Approved (11-03-1983)
- Ref. 34518 - Installation of a new shop front – Approved (31-08-1982)
- Ref. 31264/ - Change of use of ground floor and basement premises to restaurant – Dismissed at Appeal (12-10-1981)
- Ref. 27735 - The use of the basement and ground floor as showrooms – Refused (06-03-1979)
- Ref. 8727 - The use for a limited period of the basement and ground floor of 41/43 Neal Street, W.C.1 as a private club and discotheque – Approved (04-06-1970)
- Ref. 1531/406 - The raising of the lift over run above existing parapet wall at 43 Neal Street – Approved (28-07-1965)
- Ref. 116750 - The carrying out of alterations to the front elevation and interior at 43 Neal Street – Approved (11-09-1964)

47-49 Neal Street

- Ref. PSX0304049 - Alterations to doors/entrances of both buildings and plant area and roof at 16 Neal's yard as an amendment to Planning Permission granted on the 19th December 2002 (Reg. No. PSX0204549/R2) – Approved (11-03-2003)
- Ref. PSX0204549 - Infill extension at first, second and third floors levels associated with the linking of the two properties, provision of two rooftop plant areas partly within roof slope, installation of new entrance gate to 16 Neal's Yard and the installation of double glazed windows to 47-49 Neal's Street – Approved (16-12-2002)
- Ref. P9601673 - Construction of a link bridge between the properties at the rear at first floor level – Approved (15-08-1996)
- Ref. 9101164 - The retention of a new shopfront – Approved (12-12-1991)
- Ref. 23156 - Installation of two shop fronts at 47-49 Neal Street – Approved (22-02-1977)
- Ref. P14/53/H/22964 - Use of the first, second and third floor at 47/49 Neal Street as offices – Approved (12-04-1977)
- Ref. 22548 - Use of the ground floors as two retail units with ancillary storage in the basement – Approved (13-07-1976)

Appendix 3:

Relevant Planning Policy

National Planning Policy Framework 2012

The London Plan 2016

Policy 4.1 Developing London's economy

Policy 4.2 Offices

Policy 4.7 Retail and town centre development

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.9 Overheating and cooling

Policy 5.17 Waste capacity

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.13 Parking

Policy 7.9 Heritage-led regeneration

Camden Local Plan 2017

Policy G1 Delivery and location of growth

Policy E1 Economic development

Policy E2 Employment premises and sites

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy D1 Design

Policy D2 Heritage

Policy D3 Shopfronts

Policy CC5 Waste

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

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