

CONSULTATION SUMMARY

Case reference number

2019/1712/P

Case Officer:

Samir Benmbarek

Application Address:

55 Neal Street, London, WC2H 9PJ

Proposal

Installation of new shopfront (including minor increase of ground floor retail floorspace) and installation of replacement crittall-style windows on upper floors to front elevation of mixed-use retail/office building (use A1/B1a)

Representations

Consultations:	No. notified	--	No. of responses	00	No. of objections	00
					No of comments	01
					No of support	00

Summary of representations

(Officer response in italics)

The Covent Garden Community Association (CGCA) has commented on the following grounds:

1. Does not object to the external work of the development.
2. Query as to the whether a change of use is involved with the minor increase in retail space and the reduction of the access corridor to the office space on the upper floors.

Officer's Response:

1. *The Council considers that the proposal is considered acceptable in design and conservation considerations.*
2. *The internal alteration would technically be a change of use (although it is considered to be de Minimis). Furthermore, the space lost is an*

	<p><i>access entrance corridor to the office space above and its conversion to retail space would not impact upon the useable office space at first, second and third floor level. Therefore, it is considered acceptable in this instance.</i></p>
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Recommendation:-

Grant planning permission.