

Proposals for 30-32 Neal Street



View of existing 30-32 Neal Street shopfront and office entrance

Sensitive refurbishment and upgrades to 30-32 Neal Street

Shaftesbury Capital is pleased to share details of a forthcoming planning application to sensitively refurbish the shopfront at 30-32 Neal Street and upgrade the rear of the site.

The existing frontage has been significantly altered over the past 20-30 years and is no longer in keeping with the character of the surrounding area. The proposals seek to sensitively restore the shopfront, protecting existing features while delivering a higher-quality frontage and a clearer, more prominent office entrance that better reflects the building's heritage and wider context.

The proposed refurbishment will also include the replacement of the

existing warehouse doorsets, which are currently in poor condition, with a bespoke stable-door design informed by the building's original timber detailing and neighbouring shopfronts. New planting at first-floor level and on upper floors will reintroduce greenery to the façade and enhance the street scene.

Overall, the proposals will support the needs of modern occupiers while helping to secure the building's long-term viability. Shaftesbury Capital is pleased to share these proposals ahead of submitting a planning application. This document provides further information on the proposals and explains how you can get in touch to ask questions or provide feedback.

View of proposed 30-32 Neal Street shopfront and office entrance



We are now in the process of preparing to submit a planning application to Camden Council.

At Shaftesbury Capital, we are committed to maintaining an open dialogue with our neighbours and would like to hear your thoughts on the proposals ahead of submitting the planning application. If you have any questions, comments, would like to attend a briefing on the proposals or would like further information, please get in touch with us by 28th May 2026 at:

[COVENTGARDENCONSULTATION.CO.UK](https://coventgardenconsultation.co.uk)



30-32nealstreet@conciliocomms.com

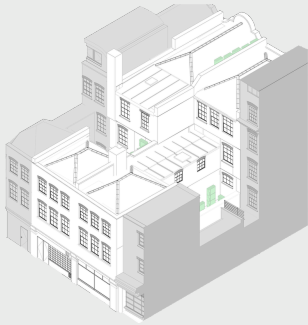


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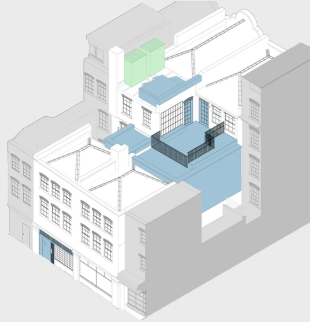


Our proposals for the rear of 30-32 Neal Street include:

Existing rear massing



Proposed rear massing and plant, shown in blue and green



The proposals for the rear of the building include a small amount of infill massing and new plant equipment, located at the centre of the building, along with discreetly positioned photovoltaic (PV) panels.

The infill will create new rooftop outdoor amenity space, with glazed doors providing access to the terrace, while existing rooftop plant will be consolidated to reduce clutter. A new flat roof will replace the existing pitched roof at second-floor level and there will be internal alterations to the lift and stair core.

The proposed outdoor office amenity space will include a rooftop garden on the third floor. This rooftop terrace will feature planting, seating and privacy screening, designed to provide an enjoyable well-managed space for tenants while carefully considering privacy and the amenity of neighbouring buildings.



Concept precedent image of proposed rooftop amenity space

Proposed rear facade - Nottingham Court



The rear façade on Nottingham Court will be enhanced to reflect the Neal Street shopfront, while introducing a new contemporary style office entrance, creating a clear wayfinding point for commuters, with minimal new works required.



A sensitive refurbishment of the shopfront and office entrance that protects and enhances existing features while creating a higher-quality frontage.



New warehouse doorsets that reflect existing detailing and the neighbouring context, while reintroducing greenery to the building.



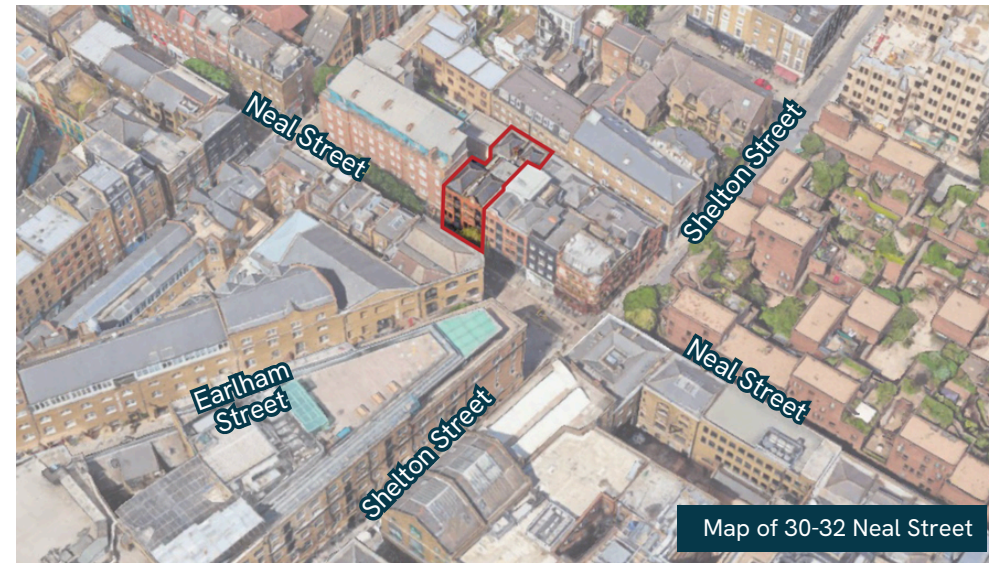
Minimal rear infill massing creating new outdoor office amenity space, alongside external plant equipment and PV panels, carefully designed to consider neighbouring amenity.



Enhanced rear facade that reflects the new shop frontage and introduces a contemporary rear office entrance.

Shaftesbury Capital is committed to being good neighbours, and will ensure that the new operator on site is considerate of neighbouring amenity.

Construction will be limited, and works will be organised to minimise disruption to neighbouring residents.



Map of 30-32 Neal Street