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FAO: Laura Dorbeck

Our ref: NFD/AKG/AMU/BWA/U0021945

15 May 2023

Dear Laura

Town and Country Planning Act 1990 (as amended)
Hawley Wharf Masterplan Site (Building C Basement)
Application for External Alterations

On behalf of our client, Babylon Park UK Play & Entertainment Ltd. (the 'Applicant') we enclose an application for external alterations for the following works to the Castlehaven Road, North-West Elevation of the Unit at Building C Basement, Hawley Wharf, Chalk Farm Road, Camden, NW1, also known as 'Babylon Park' (the 'Site'):

"Installation of new sliding entrance doors and associated works".

Site and Surroundings

The Site is located within Hawley Wharf Market in Camden which has recently undergone comprehensive redevelopment to deliver a mixed-use scheme within the Camden Town Centre.

The Site operates under an approved family entertainment use (sui generis) and provides a mix of rides and activities to appeal to families all year round. The use was approved under planning permission ref: 2020/0362/P (dated 28 October 2020).

Relevant Planning History

Planning permission was originally granted in January 2013 for the mixed-use redevelopment of the wider Site (ref: 2012/4628/P). Since this time, there have been a number of Section 73 and non-material (Section 96a) amendments to the scheme have been approved.

The operative planning permission for the site, being the most recently permitted minor material amendment, is planning permission ref. 2022/0972/P, dated 12 July 2022.

An application for advertisement consent (ref: 2022/1283/A) at the Site was refused on 25 August 2022. Subsequently, the Applicant submitted a revised advertisement consent application ref. 2022/4634/A for the Site which was approved on 30 November 2022.

Proposals

The tenant of the Site is an internationally recognised company specialising in designing and running family entertainment attractions. The approved use is an important part of a holistic strategy to widen the appeal of Hawley Wharf development.

To improve access to the Site, the proposed works include the installation of new automatic sliding entrance door to the north west elevation of the Site. The location of the new sliding entrance doors is shown on the relevant plans (C1-02, C1-03 and C1-04) submitted as part of this application.

In addition to the installation of the sliding door, the Applicant is proposing to install an internal access ramp within the Site entrance. For clarity, planning permission is not requested for the internal access ramp, but it is considered to be worthwhile noting to the London Borough of Camden in order to understand the wider proposals. The location of the new internal access ramp is shown on the relevant plans noted above.

The proposals will facilitate a second entrance to the site, replacing an existing fixed window. The existing frames to the top and side will remain in place, with the bottom frame removed to provide level access. The proposed finishes for the sliding door are powder coated aluminium to match the existing shopfront. For the avoidance of doubt, no work is proposed to the pavement.

As stated in the Design and Access Statement, the proposals include internal ramped access and complies with Approved Document M: Access To and Use of Buildings, Volume 2: Buildings Other Than Dwellings. The gradient is as shallow as possible, constrained by existing ground level on the street, ground level in the shop. The ramp is slip resistant, with a width of 170mm and the colour of the floor finish contrasts with the landings. The ramp will be clearly signed on the floor. As mentioned above, there is an existing alternative means of access for wheelchairs users. This is a secondary means of access.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan consists of:

- The London Plan, being the Spatial Development Strategy for Greater London (2020); and
- The Camden Local Plan (2017).

Relevant supplementary planning guidance for the site includes Camden Planning Guidance - Design (2021) and Camden Planning Guidance - Access for All (2019).

Planning Assessment

Design - External Alteration

Local Plan Policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development respects local context and character, comprises details and materials that are of high quality and complement the local character, integrates well with the surrounding streets and contributes positively to the street frontage, and carefully integrates building services equipment. Local Plan Policy D1 goes on to set out that the Council will resist development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

Local Plan Policy C6 (Access for all) sets out that the Council will seek to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. Local Plan Policy C6 also states that the Council will expect all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all.

Camden Planning Guidance (CPG) Access for All (2019) highlights that Camden Council is committed to ensuring that the built environment in the borough can be enjoyed by all. In particular, the Guidance pinpoints the guideline of 'Approach' and that features should ensure they are level or adequately ramped.

The proposed external alterations are minor in nature and scale, being limited to the installation of new sliding entrance doors. The proposed development is sought to facilitate improved accessibility to and from the existing family entertainment unit.

The design of the proposed sliding entrance doors has been carefully considered to respect both the character and appearance of the host building and the surrounding area.

The proposed sliding doors will replace an existing window panel, and result in associated alterations to the unit glazing. The entrance doors will be finished with powder coated aluminium to match the existing shopfront and surrounding area. The automated sliding format of the entrance doors will ensure that there is no obstruction to the pedestrian highway.

The proposals will provide a secondary level access from the pavement. This is in accordance with Local Plan Policy C6.

Given the careful consideration to design by the Applicant, it is considered that the external alterations will accord Local Plan Policies D1 and C6 and the guidance set out within the CPG on Design and Access to All.

Supporting the Approved Use

Local Plan Policy TC2 states Camden will seek to protect and enhance the role and unique character of each of Camden's centres and will seek to provide for and maintain, a range of shops including independent shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice.

Local Plan Policy TC6 states that the Council will consider the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets.

The proposals are in line with Camden local policies TC2 and TC6 as the sliding doors will support and improve the function of the Site within the Hawley Wharf Masterplan and the wider Camden Town Centre. The doors will act as an accessible entrance to the Site, drawing people into Babylon Park and ensuring that access is inclusive for all members of the public.

Conclusion

The proposed external alteration of the sliding entrance doors will facilitate the continued operation of the unit and aid accessibility by all members of the public to/from the unit.

The proposed external alterations are minor in nature and scale. Notwithstanding this, the design of the proposed development has been carefully considered to ensure it will respect the character and appearance

of the host building and the surrounding area in accordance with Local Plan Policies D1 and C6 and relevant CPGs.

The proposed new sliding entrance doors will provide improved access via automatic sliding doors, alongside the installation of a ramp within the entrance of the unit. The doors through their scale, siting and detailed design are in-keeping with the character and appearance of the host building and surrounding area.

It is considered that the application complies with the relevant policies within the Camden Local Plan and relevant CPGs and should be approved.

Supporting Documents

Alongside this Planning Cover Letter, and in support of the application, we enclose the following documents:

- Completed Application Form and Certificates;
- Site Location Plan, prepared by LabTech;
- Site Plan, prepared by LabTech;
- Existing and Proposed Floor Plans, prepared by LabTech;
- Existing and Proposed Front Elevations, prepared by LabTech;
- Existing and Proposed Door Sections, prepared by LabTech; and
- Design and Access Note, prepared by the Applicant.

The associated fee for this planning application is £298.00 (including service charge) and has been paid via the Planning Portal upon submission.

We look forward to receiving confirmation of registration and validation of the application in due course. In the meantime, please do not hesitate to contact Anna Murray or Bethan Warwick of this office should you have any questions regarding the above.

Yours faithfully



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