

HERITAGE STATEMENT

TESCO EXPRESS, 10-16 GOODGE STREET, LONDON, W1T 2QB

1. INTRODUCTION

- 1.1. This Heritage Statement has been prepared on behalf of Tesco Stores Ltd (the applicant) in support of the application for external works to existing ground floor shop frontage at Tesco Express, 10-16 Goodge Street, London, W1T 2QB.
- 1.2. The application proposes the following external works to the existing ground floor shop frontage:
- Installation of new steel MOE door to the western side of the main entrance;
 - Installation of new shopfront panel to the western side of the main entrance;
 - Brick infill of the area surrounding the ATM located to the western side of the main entrance;
 - Removal and reinstallation of ATM located to the western side of the main entrance; and
 - Removal of the secondary ATM to the eastern side of the main entrance and installation of new full height glazing panel.
- 1.3. The remainder of this statement is set out as follows:
- Section 2 outlines the site and surroundings including the relevant heritage designations;
 - Section 3 sets out the relevant planning policy context;
 - Section 4 details the proposal considerations against the relevant planning policy and heritage context; and
 - Section 5 provides a conclusion.

2. SITE AND SURROUNDINGS

- 2.1. The site consists of a Tesco Express retail unit located on the Tesco Express located to the ground floor of a wider 4-storey building which is understood, incorporating office use to the upper floors.
- 2.2. The wider building and the majority of the appraisal unit itself fronts Goodge Street, with a portion fronting Whitfield Street.
- 2.3. The site lies within the Charlotte Street Conservation Area but is not listed. The nearest listed building is 2-8, Goodge Street (Grade II), which adjoins the site to the east.
- 2.4. The surrounding land uses vary but are predominantly commercial, with retail and restaurant frontages located to the ground floors and offices above.

HERITAGE STATEMENT

TESCO EXPRESS, 10-16 GOODGE STREET, LONDON, W1T 2QB

3. PLANNING POLICY CONTEXT

3.1. The following planning policy documents are of relevance to the site:

- Camden Local Plan 2017;
- Camden Design SPG 2021; and
- The National Planning Policy Framework

Camden Local Plan 2017

3.2. With regards to the design of the built and natural environment Policy D1 states that *the council expects excellence in architecture and design. The council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

3.3. Policy D2 outlines the need for the preservation and enhancement of heritage assets and their settings in the borough both for conservation areas and listed buildings.

In conservation areas the Council will:

- e) *require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f) *resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g) *resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h) *preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

For Listed Buildings the council will:

- i) *resist the total or substantial demolition of a listed building;*
- j) *resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k) *resist development that would cause harm to significance of a listed building through an effect on its setting.*

Camden Design SPG (2021)

3.4. Camden Design outlines a number of design principles and requirements relevant to development in conservation areas. Paragraph 3.9 compliments Policy D2 in

HERITAGE STATEMENT

TESCO EXPRESS, 10-16 GOODGE STREET, LONDON, W1T 2QB

The Camden Local Plan 2017 and states *The Council will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area in lien with Local Plan policy D2 and the NPPF.*

National Planning Policy Framework

- 3.5. The NPPF is a key material consideration. It is underpinned by a presumption in favour of sustainable development and in terms of that presumption, Paragraph 11 states that for decision taking this means *‘approving development proposals that accord with an up-to-date development plan without delay...’*
- 3.6. Paragraph 81 goes on to advise that *‘planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth.’*

4. PROPOSAL AND HERITAGE CONSIDERATIONS

Proposal

- 4.1. Planning permission is sought for a number of external works to the shopfront on the Goodge Street frontage, to facilitate the reconfiguration of the current layout of the Tesco Express store.
- 4.2. Planning permission is sought for the installation of a new steel MOE door to the western side of the main entrance, in place of current glazing. Permission is also sought for the installation of a new shopfront panel in anthracite above the proposed MOE door. Permission is additionally sought for the brick infill of the area surrounding the ATM to the western side of the main entrance. Permission is also sought for the removal and reinstallation of the ATM located to the western side of the main entrance. Furthermore, planning permission is sought for the removal of the ATM to the eastern side of the main entrance which is to be replaced by a new full height glazing panel.
- 4.3. Additional detail on the shopfront proposals is available on the proposed plans prepared by Tesco Feasibility Architecture (Drawing no’s 01_GOOD_01A, 02_GOOD_02A, 02_GOOD_02B, 03_GOOD_03A, 03_GOOD_03C, 03_GOOD_03D, 02_GOOD_02C, 03_GOOD_03B, 03_GOOD_03E and 03_GOOD_03F).

Considerations

HERITAGE STATEMENT

TESCO EXPRESS, 10-16 GOODGE STREET, LONDON, W1T 2QB

- 4.4. Firstly, it is notable that the site is located along Goodge Street in a predominantly retail location and benefits from a retail character. Indeed, various external works have been approved at the site and most recently under LPA ref. 2022/3007/P which was granted on 21st March 2023 for “Replacement of front ground floor window with new entrance door and alteration of external floor.” On this basis the principle of external works to facilitate the reconfiguration of the unit is clearly acceptable and established.
- 4.5. The majority of proposed external works consist of minor design changes and will have no material impact on the current appearance of the unit. The installation of the steel MOE door has a minor impact on the overall appearance of the frontage and the proposed colouring of the door and new panel in anthracite ensures it matches the shopfront.
- 4.6. In line with Camden Local Plan policies D1 and D2 and paragraph 3.9, the proposed external works are sympathetic to the wider building and respect the character and design of the wider area. The works are relatively minor thus it is not considered that they will harm the character of the Charlotte Street conservation area. The proposed changes will continue to maintain and preserve the appearance of the building. Furthermore, the proposed works will not impact upon adjoining listed building at 2-8, Goodge Street.
- 4.7. Overall, given the retail character of the area, the proposed works here are considered to be acceptable in heritage terms and the heritage setting is considered to be unaffected by the proposal.

5. CONCLUSION

- 5.1. This Heritage Statement has been prepared to support external works to shopfront including the infill of the ATM panel, removal of ATM replaced by new glazing panel, installation of new MOE door and new shopfronts at Tesco Express, 10-16 Goodge Street, W1T 2QB.
- 5.2. The proposal has been considered with regards to local planning policy, local context, and historical context.
- 5.3. The majority of proposed external works consist of minor design changes and will have no material impact on the current appearance of the unit and will match the existing shopfront.

HERITAGE STATEMENT

TESCO EXPRESS, 10-16 GOODGE STREET, LONDON, W1T 2QB

- 5.4. Considering the external works as a whole it is argued that the proposal will preserve the character and appearance of the Charlotte Street conservation area and the neighbouring listed building.
- 5.5. On this basis, it is concluded that the proposed external works should not be refused on heritage grounds.