

Application ref: 2023/2130/P
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Date: 6 November 2023

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London Borough of Camden
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WSP
70 Chancery Lane
London
WC2A 1AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Sainsbury's
17-21 Camden Road
London
NW1 9LJ

Proposal:

Works to the basement and ground floor car park area to include the replacement of existing traveller, installation of a new customer lift, realtion of EV charging spaces, alterations and relocations of the roadway, kerbs and to car park spaces, improvements to public realm, ANPR cameras and new car barriers, relocation of mini cab booth, installation of new cycle stands and resurfacing of existing hard landscaping.

Drawing Nos: AP 0000 001 P3; AP 0010 001 P3; AP 0010 002 P3; AP 0010 003 P1; AP 0020 001 P1; AP 0030 001 P1; AP 0010 101 P4; AP 0010 102 P5; AP 0010 103 P2; AP 0020 101 P1; AP 0030 101 P1; AP 0030 102 P1; AP 4500 101 P2; 70101996-PL1; 70101996-HER; GDP ZZZ ZZ DR S 2800 P1; GDP ZZZ ZZ DR S 2801 P2; GDP ZZZ ZZ DR S 2805 P1; XX-XXXX_XXXX-HAL ZZZ-B1-DR-E-6003; PSB P 80004 140 B P01; XX-XXXX_XXXX-HAL-ZZZ-XX-DR-M-5708; XX-XXXX_XXXX-HAL-ZZZ-B1-DR-E-6050; XX-XXXX_XXXX-HAL-ZZZ-B1-DR-E-6708; XX-XXXX_XXXX_HAL-ZZZ-B1-DR-E-6308; XX-XXXX_XXXX-HAL-ZZZ-XX-DR-E-6000; Design and Access Statement, by Steve Ritchie Partnership Limited and Proposed Mechanical and Electrical Schedule of Works, prepared by Halsall Electrical.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: AP 0000 001 P3; AP 0010 001 P3; AP 0010 002 P3; AP 0010 003 P1; AP 0020 001 P1; AP 0030 001 P1; AP 0010 101 P4; AP 0010 102 P5; AP 0010 103 P2; AP 0020 101 P1; AP 0030 101 P1; AP 0030 102 P1; AP 4500 101 P2; 70101996-PL1; 70101996-HER; GDP ZZZ ZZ DR S 2800 P1; GDP ZZZ ZZ DR S 2801 P2; GDP ZZZ ZZ DR S 2805 P1; XX-XXXX-XXXX-HAL-ZZZ-B1-DR-E-6003; PSB P 80004 140 B P01; XX-XXXX-XXXX-HAL-ZZZ-XX-DR-M-5708; XX-XXXX-XXXX-HAL-ZZZ-B1-DR-E-6050; XX-XXXX-XXXX-HAL-ZZZ-B1-DR-E-6708; XX-XXXX-XXXX-HAL-ZZZ-B1-DR-E-6308; XX-XXXX-XXXX-HAL-ZZZ-XX-DR-E-6000; Design and Access Statement, by Steve Ritchie Partnership Limited and Proposed Mechanical and Electrical Schedule of Works, prepared by Halsall Electrical.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the development commences, details of secure and covered cycle storage area for 24 cycles spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for alterations to the basement and ground floor car park area including the replacement of existing travellator, relocation of EV charging spaces, alterations and relocations of the roadway, kerbs and reduction and reconfiguration of car park spaces, improvements to public realm, ANPR cameras and new car barriers, relocation of mini cab booth, installation of new cycle stands and resurfacing of existing hard landscaping.

The application site is listed and an associated listed building consent application has been considered in line with these works.

Pedestrian access to the site is provided from Camden Road, whilst vehicular access is provided from Kentish Town Road to the rear of the site. A pedestrian route through the site is also available. The application involves various changes to the car park layout, which facilitate a new layout under a separate application 2021/0911/P which has a resolution to grant.

The layout of the Sainsbury's car park will be re-arranged to include 6m wide aisles to enable two way traffic at basement level, 2.5m wide parking bays, 1.2m minimum radius end bays and further improvements to the pedestrian layout of the site including informal zebra crossings and bollard protection for an improved walkway between the disabled and parent and child bays to the store lobby. The aggregate concrete roadway (which is the top of the actual underground carpark slab) would be retained and cleaned and the existing concrete tile pavement would be replaced with high quality and durable paving slabs of 600x600mm size. This will create an improved, pedestrian friendly space, removing the traffic led aspect of the yard while retaining its functionality with clearly defined roadways and pathways. The trolley grid would be relocated to the northeast area of the site which runs parallel with Buck Street which would be 2.3m wide and there would be 0.4m of space remaining. The revised location would act as a deterrent from customer removing trolleys from the site compared to the existing set up, which enables customers to circumvent the trolley grid whereas the proposed location would restrict this.

The existing 2 electric vehicle charging points (EVCPs) will be retained and relocated to the northeast of the basement car park. The improvements to the basement car parking would seek to create a safer and more pleasant environment, for example the removal/replacement of the defunct ducting, improved lighting, the replacement of the basement car park barriers and an improved layout which would make manoeuvring easier for customers. The existing traveller will be replaced with one with a longer run off at the top and bottom to reduce the gradient and increase safety, following a number of customer incidents at the store. A new customer lift will also be installed between the ground floor and basement car parking areas.

Some of the ground floor disabled parking bays will be relocated to the basement and a new taxi pick up/drop off point will be introduced into the ground floor car park together with an improved bus stop (for dial a ride minibuses) adjacent to the store atrium. New ANPR cameras would be installed in the basement at the bottom the access ramp and is considered acceptable in terms of scale, design and materials. The existing basement plant room will be expanded to include more plant to serve the store and given the works would be internal that replaces the existing plant equipment the proposed work is considered acceptable. The existing paving around the car park will be upgraded from floor tiles to durable paving slabs in a standard 600mm by 600mm size.

The existing 18 cycle parking spaces will be increased to 24 spaces (12 Sheffield stands) and will be provided at ground floor level within the car park. The provision of the details for the 24 spaces would be secured by planning

condition.

There are no alterations proposed to the layout of the existing service yard, which will remain as it is. Given the nature of the works, it is considered that there is no requirement from this particular application for a Construction Management Plan, Servicing Management Plan or any further transport related planning condition or planning obligation.

The building has architectural and historic significance as a distinctive piece of contextual inner-city bespoke High-Tech design, that integrates an overtly modern aesthetic into Camden's historic urban grain. It is not considered that the proposed works would harm these characteristics nor the wider context in any way.

The proposal is considered to preserve the character and appearance of the host building and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No comments from adjoining occupiers have been received as part of this application. The site history has been duly considered as part of the assessment of this case.

As such, the proposed development is in general accordance with policies A1, A3, C6, D1, D2, D3, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer