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2nd May 2024

Via Planning Portal only

Dear Sir/Madam

FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

ERECTION OF BIN STORE

RONI'S BAKERY, UNIT 2, 1-11a SWAINS LANE, LONDON, N6 6AG

Please accept this letter as a planning statement, heritage statement and accompaniment to this full planning application for the erection of a bin store at Unit 2, 1 – 11a Swains Lane, N6 6 AG.

Please also find enclosed a completed application form, full set of existing and proposed plans.

The site

The site comprises a small part of the frontage of Roni's Bakery, a modern corner commercial unit, located at the junction with Swains Lane and Highgate West Hill, within Swain's Lane Neighbourhood Centre.

The building is not listed but is located within Dartmouth Park Conservation Area.

Planning history

On the 26th of February 2015, planning permission was granted (reference 2013/6674/P) for the erection of a part 2/ part 3 storey (above part basement level) building comprising 5 retail units (Classes A1/A2/A3) and 7 residential units (Class C3) on upper floors; and a 3 storey building comprising 3 retail units (Classes A1/A2/A3) and 5 residential units (Class C3) on upper floors; with associated car parking, landscaping and works to the public realm (following the demolition of existing buildings).

On the 14th of November 2016, a non-material amendment application was granted (reference 2016/6010/P) for the rewording of condition 3 of planning permission 2013/6674/P).

On the 11st of October 2017, a material minor amendment application was granted (reference 2017/0529/P) for variation of condition 2 (approved plans) of planning permission 2013/6674/P for shopfront changes, internal layout changes, material changes.

On the 17th of May 2018, a material minor amendment application was approved (reference 2017/6643/P) to amend the approved plans condition (condition 2) of planning permission 2017/6643/P).

On the 5th of August 2019, a non-material amendment application (reference 2019/2887/P) to change the location of the entrance door to commercial unit 07.

On the 20th of February 2019, a minor material amendment application was granted (reference 2018/4187/P) for the variation of condition 2 (approved plans) and 31 (details of windows and doors) of planning permission 2013/6674/P to change materials of entrance doors and gates, windows and entrance door positions in shopfronts.

The proposal

The proposal is to erect a modest lockable timber bin store to the front of the building.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 12 (achieving well designed places) and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2021), the Camden Local Plan (2017), Dartmouth Park Neighbourhood Plan and the Camden Planning Guidance (CPG) Documents.

The following policies are considered relevant to the consideration and determination of this application:

London Plan (LP) 2021

- D1 London's form, character, and capacity for growth
- D4 – Delivering good design
- HC1 – Heritage conservation and growth
- SI2 – Minimising greenhouse gas emissions

Camden Local Plan (CLP)2017

- A1 – Managing the impact of development
- D1 - Design
- D2 – Heritage

Dartmouth Neighbourhood Plan (DNP)2020

- DC1 – Enhancing the sense of place
- DC2 – Heritage assets
- DC3 – Requirements of good design
- CE1 – Supporting neighbourhood Centres
- CE3 – Public realm
- CE5 – Character of neighbourhood centres

Camden Planning Guidance (CPG)

- Amenity
- Design
- Transport
- Dartmouth Park Conservation Area Appraisal and Management Plan

Planning Assessment

Design, visual and heritage impact

Section 72 of the Listed Buildings and Conservation Areas Act 1990 requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. This statutory duty is reflected in Policy HC1 of the London Plan and D2 of the Camden Local Plan along with Neighbourhood Plan Policy DC2.

London Plan, Local Plan and Neighbourhood Plan Policies D1, D4, HC1, D1, DC1, DC3, CE3 and CE5 all seek to ensure that new development is of high quality design that is sympathetic to its context and ensures a high quality public realm is delivered.

Dartmouth Park Conservation Area and Management Plan sets out that the curved shopping parade at Nos. 1-11A, in which the application unit sits, contributes substantially to the character of the area in design, scale and function. The building is identified in the appraisal as a building of townscape merit (a non-designated heritage asset). Threats to the conservation area include unsympathetic alterations and the loss of historic details, boundary treatments and shopfronts.

The application site comprises a ground floor retail unit with associated seating to the front (figure 1).



Figure 1: Google Street View Image of the application site (dated June 2022). Note the seating to the front of the building which brings activity, vibrancy and interest to the street.

The proposal is to erect a modest bin store to the front of the site. The modest, lockable, bin store is to be discreetly located adjacent to the shopfront. The store is clearly subservient to the building and is to be painted to match the colour of the shopfront. The result is a store that is unobtrusive in the streetscape and preserves the contribution the site makes the character and special interest of the conservation area.

The proposal accords with London Plan Policies D1, D4 and HC1, Local Plan Policy D1 and Neighbourhood Plan Policies CE3 and CE5.

Neighbour amenity impact

Camden Local Plan Policy A1 sets out that development will only be supported where it does not give rise to adverse neighbour amenity impacts.

The bin store, by virtue of its modest scale and discrete siting, would not give rise to any adverse neighbour amenity impacts with respect to loss of light, outlook, overbearing, privacy or other disturbance impacts. The proposal accords with Local Plan Policy A1. The proposal would not harm neighbour amenity and accords with Local Plan Policy A1.

Highway safety and servicing

CLP Policies T1 and T2 highlight the importance of prioritising walking and cycling as a sustainable mode of transport by, amongst other things, ensuring adequate footway width and sightlines. Dartmouth Neighbourhood Plan Policy TS1 seeks ensure that development ensures safe and convenient pedestrian and bicycle access.

Camden's Streetscape Design Manual and Transport CPG sets out that footways should be at least wide enough for two wheelchair users or pram users to pass one another and that limiting highway obstructions is important to enable clear sightlines to be retained along a street.

The proposed bin store is modest in respect to its footprint and height measuring 1.5 metres in width, 0.65 metres in depth and is located immediately adjacent to the building. The footway width from building to kerb, in the location in which the bin store is located is approximately 3.6 metres. There is a mature London Plane Tree approximately 2 metres from the bin store at its closest point (figure 2).



Figure 2: Annotated Google Street View Image of the application site (dated June 2022) that shows the approximate location of the proposed bin store.

At least a 2 metre distance exists between the edge of the bin store and trunk of the tree which whilst would create a pinch point in the otherwise wider footway, for a very short distance, it would still be sufficient width to enable two people with prams or 2 wheelchair users to pass unimpeded.

The location of the store is at the highway which enables ease of collection by waste operatives and does not impede sightlines along the highway to any material degree. Particularly given the existing presence of seating areas and signage associated with commercial units on this part of the street.

The proposal would not result in any adverse highway safety impacts and accords with Local Plan Policies T1 and Neighbourhood Plan Policy TS1.

Other matters

The consented arrangement for the waste and recycling storage was for it to be with the unit demise. There is insufficient space within the unit to accommodate bin storage safely, without compromising the usability of the unit. The proposed bin store would enable Roni's bakery to continue operating at the site with the associated social and economic benefits the business brings. These are tangible benefits which weigh further in favour of the modest bin store proposed.

Summary

As demonstrated within this letter and supporting documents, the proposed bin store is considered to harmoniously integrate into the street scene and preserve the contribution the site makes to the character and special interest of Dartmouth Park Conservation Area respond positively to the character and appearance of the conservation area and the host property. The proposal would not give rise to any unacceptable neighbour amenity or highway impacts. The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning