

Application ref: 2024/1123/P
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Date: 19 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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FARRELL & CLARK LLP
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Brodrick's Building
43-51 Cookridge Street
LEEDS
LS2 3AW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Waitrose John Barnes
199 Finchley Road
London
NW3 6NN

Proposal:

Replacement of existing exit doors with automatic sliding doors and relocation of main entrance, alterations to fenestrations and replacement of old plant equipment with new units.

Drawing Nos: LocationPlan, 174_FCA-CR-00-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_08673-FCA-CR-ZZ-DR-A_A46-01_ExternalElevations_ArP1-P.01, 174_08673-FCA-CR-B1-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_08673-FCA-CR-01-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_08673-FCA-CR-000-DR-A_A96-00_MerchandisePlan_ArP1-P.01, 174_FCA-CR-ZZ-DR-A_A46-01_ExternalElevations_ArP1-P.01, 174_FCA-CR-B01-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_FCA-CR-001-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_FCA-CR-00-DR-A_A100-001_DemisePlan_S2-P.01, 174-08673-FCA-Z-XX-R-A Design and Access Statement John Barnes

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 LocationPlan, 174_FCA-CR-00-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_08673-FCA-CR-ZZ-DR-A_A46-01_ExternalElevations_ArP1-P.01, 174_08673-FCA-CR-B1-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_08673-FCA-CR-01-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_08673-FCA-CR-000-DR-A_A96-00_MerchandisePlan_ArP1-P.01, 174_FCA-CR-ZZ-DR-A_A46-01_ExternalElevations_ArP1-P.01, 174_FCA-CR-B01-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_FCA-CR-001-DR-A_A03-00_GeneralArrangement_ArP1-P.01, 174_FCA-CR-00-DR-A_A100-001_DemisePlan_S2-P.01, 174-08673-FCA-Z-XX-R-A Design and Access Statement John Barnes

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 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with

the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed works are mainly alterations to fenestrations, doors and entrances and are minor in scale. The changes are within line with material palette of the existing building and do not alter the character of the building or Conservation area. The replacement of doors are mainly functional works that do not impact on design.

The works to the car park are considered acceptable and do not significantly impact on the character or appearance of the building.

The replacement plant is considered acceptable and is proposed in the same location as existing plant. The minor works to facilitate this are acceptable and do not alter the character of the area or site. The servicing and temperature regulation requirement for the use means the provision of this plant is considered acceptable in terms of energy efficiency and sustainability.

Given the minor scope and scale of the proposed works, it is not considered that they would create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy. Given there is replacement plant, standard noise conditions will be placed on the application to mitigate any additional impact in relation to noise and vibration.

The planning history of the site was taken into account when coming to this decision. Following contact, C.R.A.S.H have removed their objection and there was another comment in relation to improving biodiversity and offsetting the carbon emissions of the use on site which cannot be controlled as part of this application but has been passed to the agent.

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

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020

7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 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.

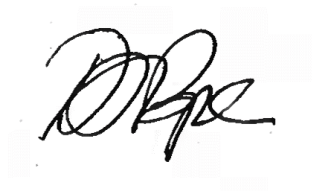
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer