

Delegated Report		Analysis sheet		Expiry Date:		01/11/2007	
		N/A / attached		Consultation Expiry Date:		12/10/2007	
Officer				Application Number(s)			
Phillip Niesing				2007/4459/P			
Application Address				Drawing Numbers			
Waitrose 191-217 Finchley Road London NW3 6LL				Copy of Servicing Management Plan TR260593/MF/DW/022 September 2007			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Detail of servicing management plan pursuant to condition 6 attached to the planning permission granted on 10 May 2007 (ref:2007/1354/P) for alterations and extensions at rear facing Broadhurst Gardens, including removal, reconfiguration and/or recladding of existing plant, lift shafts and covered loading bay, erection of new plant platform at ground floor level, enlargement of vehicular entrance to basement car park to provide separate entrance and exit with new roller shutters, and excavation at basement level to provide a new goods lift, all in connection with amalgamation of the two retail stores into one unit.							
Recommendation(s):		Discharge Condition 6					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		FPS Transport <i>'The submitted SMP for 191-217 Finchley Road (2007/4459/P), is ok and condition 6 can be discharged.'</i>					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

Large island site contained by Finchley Rd, Broadhurst Gdns, Goldhurst Terrace and Canfield Gdns, comprising a 2 large stores (Waitrose and Habitat) on basement, ground and 1st floors, and a block of flats (St Johns Court) above, all built in the 1930's. At the rear, facing Broadhurst Gdns, the stores have taken over the previously existing pavement in the past and now use this as a loading bay plus raised plant stacks and lift shafts in a 1970's metal clad structures. The rear faces the Swiss Cottage conservation area, although the site itself is not within a conservation area.

Relevant History

2007/1354/P – Planning permission granted for alterations and extensions at rear facing Broadhurst Gardens, including removal, reconfiguration and/or recladding of existing plant, lift shafts and covered loading bay, erection of new plant platform at ground floor level, enlargement of vehicular entrance to basement car park to provide separate entrance and exit with new roller shutters, and excavation at basement level to provide a new goods lift, all in connection with amalgamation of the two retail stores into one unit.

Relevant policies

SD6 - Amenity of occupiers and neighbours

T16 - Movements of goods

Appendix 6 – Parking standards

Assessment

Condition 6 of planning permission granted under 2007/1354/P required a servicing management plan to be considered in writing before the site is occupied. The reason condition 6 was imposed was that the Local Planning Authority could make sure that satisfactory provision is made for the turning of vehicles within the site in order to minimise the impact of store deliveries on highway and pedestrian safety and residential amenity, in accordance with Policies SD6, T16 and Appendix 6 of the London Borough of Camden UDP.

The Servicing Management Plan states that the service yard and unloading bay will provide space for one full-sized articulated lorry, including tractor and trailer, which will be accessed from Broadhurst Gardens. Delivery hours will be from 6:00am to 22:30pm, Monday to Saturday and from 9:00am to 22:30 on Sundays. Smaller deliveries are expected to remain the same, but articulated vehicles will increase from 8 lorries a day to 9 a day. These deliveries will be made on a scheduled basis, spread throughout the day.

Drawing no. TR260593/SP03 Rev. A shows the manoeuvring paths of the articulated lorries for entering and exiting the site.

After detailed consideration the Council's highways and transportation team considered the Servicing Management Plan to be acceptable and complying with Policy SD6, T16 and Appendix 6 of the London Borough of Camden Unitary Development Plan.

Recommendation: Fully discharge Condition 6