



JP/NW/LN2923

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12 May 2015

Mr Jonathan McClue  
Environment, Planning & Regeneration Service  
London Borough of Camden  
5 Pancras Square  
London. NIC 4AG

Dear Mr McClue

**APPLICATION AT 29-35 FARRINGDON ROAD, LONDON, EC1M 3JF (REF: 2015/1026/P)  
OBJECTION SUBMITTED ON BEHALF OF JD WETHERSPOON OF SIR JOHN  
OLDCASTLE PUBLIC HOUSE**

I write on behalf of our client JD Wetherspoons Ltd occupier of the Sir John Oldcastle Public House, 29-35 Farringdon Road (an immediate occupier) to further **object** to planning application ref: 2015/1026/P that has been submitted at 29-35 Farringdon Road:

*"Erection of part 6, part 7 storey building to create 4x2 bed, 1x1 bed flats from 1<sup>st</sup> to 6<sup>th</sup> floor level with ground floor cycle/refuse storage, roof top terrace and external fire escape to rear elevations."*

You will be aware that we have previously objected to the proposed development in our letter to LB Camden dated 10 April 2010 on the following grounds.

- Suitability of new residential uses to existing land uses adjoining the site
- Separation distances to adjacent properties
- Loss of light

My client's operational team has now reviewed the documents submitted as part of the application in more detail. Our client considers that the development will have a significant impact on the functioning of its existing servicing yard particularly with regards to adequate bin storage provision.

**Development Plan Documents**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The 'Development Plan' of relevance to the proposed development comprises the Camden Core Strategy and Development Policy Documents which were formally adopted on 8<sup>th</sup> November 2010. In conjunction with the Camden Core Strategy and Development Policies Document is the Camden Design Planning Guidance SPD, 2014. This supports the policies contained within the Camden Local Development Framework. The draft Camden Local Plan (2015) when adopted will replace the current core strategy and Camden Development Policies as the basis of planning decisions. It is currently in draft format and going through public consultation.

**Camden Core Strategy-**

Policy CS18- 'Dealing with our waste and encouraging recycling' seeks to make Camden a low waste borough. To achieve this the Council will *'make sure that developments include facilities for the storage and collection of waste and recycling'*

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Section 10 of the Camden Planning Design Guidance SPD, 2014 requires developments to provide designated storage areas for containers. And ensure '*adequate space for the storage of waste and recycling*'.

### **Impact on Street**

The proposed development will have a significant impact upon the size and running of our client's service yard. It is currently used for car and cycle parking, refuse storage and contains a substation for the neighbouring properties. The service yard is in constant use with 15 deliveries per week. Six of these are dray deliveries which use HGVs'. The HGV's reverse into the serving yard from Saffron Hill then exit the yard in a forward gear.

The planning application seeks to re-arrange the current bin storage provision used by the public house. The proposed development has not fully considered the existing bin storage required by the public house. JD Wetherspoon currently has 5x1100 litre bins which are emptied on a daily basis. The proposal development seeks to create a bin storage area for 3 smaller wheelie bins. This storage provision is insufficient based on the current bin storage requirements of the public house. Further, the bin storage area proposed is occupied by the air conditioning units for the public house.

The public house is doing well financially and is a popular venue for customers within the surrounding area. Changes in the bin storage capacity will affect its running and capacity to meet continued demand.

Whilst a waste management condition could be attached if planning permission was to be granted my client does not consider an alternative arrangement is achievable.

### **Summary**

It is clear that the proposed development will have a significant impact on the functioning of the service yard particularly in proposing inadequate bin storage provision for the public house and will therefore adversely affect my client's successful operation of a public house on site. Policy CS18 requires the adequate storage and collection of waste and recycling facilities. This is backed up further within the Camden Planning Design Guidance SPD. Any changes in the bin storage provision is likely to adversely affect the day to day running of the public house.

It is therefore our view that this application should be refused because of its adverse impact on our clients operations.

We wish to be kept informed of the progress of this application. It should be noted that our client would wish to speak at planning committee if necessary. If you require any further information at this time please do not hesitate to contact me, via the contact details contained within this letter.

Yours sincerely  
for Signet Planning



**Julian Sutton**  
Regional Director.

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