

9 February 2016
Submitted via email

(Version 2 of original cover letter to include updated plans. Submitted 16 March 2016)

Camden Council
Planning Department
5 Pancras Square
London N1C 4AG

FAO Mr Matthias Gentet

Dear Sir/Madam

S73 APPLICATION TO VARY CONDITION 3 OF PLANNING PERMISSION 2015/0197/P

123 HOLBORN, LONDON EC1N 2TD

On behalf of Sainsbury's Supermarkets Ltd, please find enclosed a s73 (minor-material amendment) application seeking to vary condition 3 of planning permission 2015/0197/P, dated 10 March 2015, which permitted the *"Installation of a new shopfront with an automatic sliding entrance door to retail unit (Class A1)"*.

Condition 3 requires the development to be carried out in accordance with the approved drawings. Sainsbury's seeks to make minor-material amendments to the scheme, and is therefore seeking to amend condition 3 so that new drawings can be approved to take into account the amendments, which have been implemented on site. As such, this s73 application is retrospective.

By way of background, on 20 November 2015, Sainsbury's submitted an application (ref: 2015/6672/P) under s96a of the Town and Country Planning Act 1990 (as amended) to make these amendments; as it was considered that they were non-material. However, Camden officers considered that these amendments represented a material change to the planning permission – thus necessitating the withdrawal of that application and the submission of this fresh s73 application.

The application has been submitted via the Planning Portal (ref: PP-04765811) and comprises this cover letter and the following material:

- Application form and certificate
- Existing and proposed elevations 201 Rev D
- Location and block plan 100
- Existing and proposed basement block plan 111

The Charlotte Building
17 Gresse Street
London
W1T 1QL

T 020 7851 4010 turley.co.uk

- Existing and proposed ground floor plan 110 Rev E

The £195 planning fee has been paid via the Planning Portal.

PROPOSED AMENDMENTS

The proposed amendments comprise the repositioning of the entrance door, an amendment to the detailing of the glazing panels, and the introduction of glazing above the fascia (replacing a solid panel).

It is proposed that condition 3 is amended to read:

“The development hereby permitted shall be carried out in accordance with the following approved plans: 201 Rev D, 100, 110 Rev E, and 111.”

The plans listed in this proposed condition are a fresh set of plans to be approved; superseding all those listed in the decision notice. This is because the decision notice for permission 2015/0197/P has incorrectly approved a number of plans showing the installation of an ATM/adverts; which do not form part of the description of development. The ATM has permission under separate planning permission 2015/0207/P and the adverts have consent under 2015/0206/A. This is shown in the following table.

Plans approved under 2015/0197/P	Plans proposed to be approved as part of this s73 application	Commentary
201 Rev C	201 Rev D	Updated to reflect proposed amendments.
230 Rev E	n/a	230 Rev E was mistakenly approved under 2015/0197/P – it shows installation of ATM which is not part of the development.
231 Rev D	n/a	231 Rev D was mistakenly approved under 2015/0197/P – it shows advertisements which are not part of the development.
100	100	This is a location plan which is not affected by the proposed amendments.
110 Rev C	110 Rev E	Updated to reflect proposed amendments.
111	111	This is a basement plan which is not affected by the proposed amendments.
120 Rev D	n/a	120 Rev D was mistakenly approved under 2015/0197/P – it shows installation of ATM which is not part of the development.
220 Rev D	n/a	220 Rev D was mistakenly approved under 2015/0197/P – it shows installation of ATM which is not part of the development.

ACCEPTABILITY OF PROPOSED AMENDMENTS

The introduction of glazing to replace what was previously a solid panel will represent a design improvement, as well as letting additional light into the Sainsbury's Local store. Indeed the two office units located at either end of the row of units at this location both comprise full height glazing. The Sainsbury's unit sits centrally in this row of units and so there will still be symmetry when the frontage is viewed as a whole. It is also noted that the louvre, which is positioned above the proposed additional glazing, will remain in place, thus ensuring a degree of continuity with neighbouring units.

The repositioning of the entrance door and the amendment to the detailing of the glazing panels at the shopfront entrance are minor changes that have a negligible impact on design compared to what has been approved.

Overall, the proposed amendments will not harm the character and appearance of the area or the Hatton Garden Conservation Area in which the site lies. Thus the proposed amendments comply with the following relevant planning policies:

- Core Strategy Policy CS5 that seeks to protect and enhance Camden's heritage
- Core Strategy Policy CS14 that seeks to ensure that development is of a high standard of design that respects local character and preserves or enhances conservation areas
- Development Policy DP24 that requires alterations to existing buildings to be of the highest standard
- Development Policy DP25 that seeks to maintain the character of Camden's conservation areas

In informal discussions with Mr Matthias Gentet at the local planning authority, and following review by the Enforcement Team Manager prior to submission of this application, it is understood that the changes to this shopfront under this application are broadly considered acceptable in principle.

We therefore trust that this is acceptable and that this application can be approved. If you have any queries or require further information, please contact me or my colleague Paul Keywood.

Yours faithfully

Craig Slack
Planner

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