

Gavin

Warren, Peter

From: Macgregor, Andrea [Andrea.Macgregor@marks-and-spencer.com]
Sent: 27 April 2010 15:52
To: Sexton, Gavin
Cc: - Env DC Mail - PF
Subject: Application Ref: 2009/3719/P - 159 - 165 Camden High Street London NW1 7JY - Objection Letter

Dear Mr. Sexton,

Application Ref: 2009/3719/P

Site Address: 159 - 165 Camden High Street London NW1 7JY

In relation to the amendments proposed for the application at the above address Marks and Spencer Plc wishes to objection to certain aspects of the application.

We note that no information has been submitted with this application, in relation to Condition 7 which related to increasing the footway directly in front of the application site on Camden High Street. We view this as an integral part to this application, as the pedestrian movement is very high along the High Street. If 462 square meters of new retail trading space is to be added, then it is crucial that the already oversubscribed pathway is widened before occupation of the retail unit, as from the new spec of the store it is more likely to attract a larger retailer than what was sited there previously and therefore this would lead to a likely increase in the current pedestrian footfall.

In relation to the details submitted to discharge Condition 4, there is no mention of how the waste from the retail unit shall be disposed of and drawing number P10A does not seem to illustrate any specific area for the storage of waste. I would suggest given that the space around this site is soo limited that details of this are procured prior to the retail units occupation, it is alarming that this did not even appear to be a consideration in the Officer's Report whilst assessing the original development (2006/0776/P).

Further developing this point, it would not be convenient for refuse vehicles to be stored at the rear of the property as this car park is owned by Marks and Spencer Plc and is therefore operational during day time hours and so refuse vehicles would not therefore be able to access the car park during this time. In addition to that the applicant has no right of access to the car park area.

We note in the s106 agreement, dated 16 May 2006, in paragraph 4.3 'Service Management Plan' that, on or prior to the implementation of the development, a service management plan should be submitted and approved by the Council. To date we are not aware that this has been submitted and approved. In addition to that request for information, paragraph 6.23 of Planning Officer Thomas Smith's report on the original application (2006/0776/P) states, in relation to the servicing management plan, that "all deliveries to the site to be made via Underhill Street rather than Camden High Street given the limited amount of loading space and the disruption to pedestrians that would otherwise be caused".

It should be brought to the Planners attention that Marks and Spencer Plc has previously liaised with Camden Council on the use of Underhill Street for deliveries, as issues were brought to our attention by Mr. Elliott Della, a Senior Engineer in the Traffic Engineering Team of your Council. Marks and Spencer as a result of this, moved delivery schedules to accommodate neighbours and also worked to alleviate access issues into Underhill Street and therefore, by proposing other vehicles to use this street for deliveries for the new retail unit would be wholly impractical, despite the fact that a servicing management plan has been requested, as the lane is already oversubscribed with the companies that currently access it.

In addition to this, vehicles delivering to the retail unit, would be parked at the end of the lane will block access into / out of the car park. The vehicles would also be unable to access the car park to turn as they have no right of access.

It would appear that the practicalities of the servicing arrangements have not been thoroughly thought

28/04/2010

through. Whilst M&S were working with the Council in 2007, it was proposed that loading bays should be created to the front of our store and that waiting times should be introduced, instead of Red Bus Routes to alleviate the concerns on Underhill Street and volumes of traffic at the rear of the store. It appears that the Council and Councillors never progressed this, but perhaps this issue to be revisited prior to approval.

I trust that you will consider these points in relation to the application, to avert any future issues.

A hard copy of this letter follows.

Yours sincerely

Andrea MacGregor

Town Planner

Marks and Spencer plc

✉ **Property (TP4.1), The Point, 37 North Wharf Road, London W2 1AF**

☎ Tel 0208 718 2904 Fax 0207 723 2932

✉ E Mail: Andrea.Macgregor@marks-and-spencer.com

Unless otherwise stated above:

Marks and Spencer plc

Registered Office:

Waterside House

35 North Wharf Road

London

W2 1NW

Registered No. 214436 in England and Wales.

Telephone (020) 7935 4422

Facsimile (020) 7487 2670

www.marksandspencer.com

Please note that electronic mail may be monitored.

This e-mail is confidential. If you received it by mistake, please let us know and then delete it from your system; you should not copy, disclose, or distribute its contents to anyone nor act in reliance on this e-mail, as this is prohibited and may be unlawful.

28/04/2010

Sexton, Gavin

From: Macgregor, Andrea [Andrea.Macgregor@marks-and-spencer.com]
Sent: 27 April 2010 15:52
To: Sexton, Gavin
Cc: Env DC Mail - PF
Subject: Application Ref. 2009/3719/P - 159 - 165 Camden High Street London NW1 7JY - Objection Letter

Dear Mr. Sexton,

Application Ref: 2009/3719/P

Site Address: 159 - 165 Camden High Street London NW1 7JY

In relation to the amendments proposed for the application at the above address Marks and Spencer Plc wishes to object to certain aspects of the application.

We note that no information has been submitted with this application, in relation to Condition 7 which related to increasing the footway directly in front of the application site on Camden High Street. We view this as an integral part to this application, as the pedestrian movement is very high along the High Street. If 462 square meters of new retail trading space is to be added, then it is crucial that the already oversubscribed pathway is widened before occupation of the retail unit, as from the new spec of the store it is more likely to attract a larger retailer than what was sited there previously and therefore this would lead to a likely increase in the current pedestrian footfall.

In relation to the details submitted to discharge Condition 4, there is no mention of how the waste from the retail unit shall be disposed of and drawing number P10A does not seem to illustrate any specific area for the storage of waste. I would suggest given that the space around this site is so limited that details of this are procured prior to the retail units occupation, it is alarming that this did not even appear to be a consideration in the Officer's Report whilst assessing the original development (2006/0776/P).

Further developing this point, it would not be convenient for refuse vehicles to be stored at the rear of the property as this car park is owned by Marks and Spencer Plc and is therefore operational during day time hours and so refuse vehicles would not therefore be able to access the car park during this time. In addition to that the applicant has no right of access to the car park area.

We note in the s106 agreement, dated 16 May 2006, in paragraph 4.3 'Service Management Plan' that, on or prior to the implementation of the development, a service management plan should be submitted and approved by the Council. To date we are not aware that this has been submitted and approved. In addition to that request for information, paragraph 6.23 of Planning Officer Thomas Smith's report on the original application (2006/0776/P) states, in relation to the servicing management plan, that "all deliveries to the site to be made via Underhill Street rather than Camden High Street given the limited amount of loading space and the disruption to pedestrians that would otherwise be caused"

27/04/2010

Application Ref: 2009/3719/P - 159 - 165 Camden High Street London NW1 7JY - Objection Letter

Page 2 of 3

It should be brought to the Planners attention that Marks and Spencer Plc has previously liaised with Camden Council on the use of Underhill Street for deliveries, as issues were brought to our attention by Mr. Elliott Della, a Senior Engineer in the Traffic Engineering Team of your Council. Marks and Spencer as a result of this, moved delivery schedules to accommodate neighbours and also worked to alleviate access issues into Underhill Street and therefore, by proposing other vehicles to use this street for deliveries for the new retail unit would be wholly impractical, despite the fact that a servicing management plan has been requested, as the lane is already oversubscribed with the companies that currently access it

In addition to this, vehicles delivering to the retail unit, would be parked at the end of the lane will block access into / out of the car park. The vehicles would also be unable to access the car park to turn as they have no right of access.

It would appear that the practicalities of the servicing arrangements have not been thoroughly thought through. Whilst M&S were working with the Council in 2007, it was proposed that loading bays should be created to the front of our store and that waiting times should be introduced, instead of Red Bus Routes to alleviate the concerns on Underhill Street and volumes of traffic at the rear of the store. It appears that the Council and Councillors never progressed this, but perhaps this issue to be revisited prior to approval.

I trust that you will consider these points in relation to the application, to avert any future issues.

A hard copy of this letter follows

Yours sincerely

Andrea MacGregor
Town Planner
Marks and Spencer plc
✉ Property (TP4.1), The Point, 37 North Wharf Road, London W2 1AF
☎ Tel 0208 718 2904 Fax 0207 723 2932
✉ E Mail: Andrea.Macgregor@marks-and-spencer.com

.....
Unless otherwise stated above:

Marks and Spencer plc

Registered Office.

Waterside House

35 North Wharf Road

London

27/04/2010

W2 1NW

Registered No 214436 in England and Wales

Telephone (020) 7935 4422

Facsimile (020) 7487 2670

www.marksandspencer.com

Please note that electronic mail may be monitored.

This e-mail is confidential. If you received it by mistake, please let us know and then delete it from your system, you should not copy, disclose, or distribute its contents to anyone nor act in reliance on this e-mail, as this is prohibited and may be unlawful.

27/04/2010