



140 London Wall, London EC2Y 5DN
T +44 (0)20 7280 3300 F +44 (0)20 7583 2231 W rpsgroup.com

Our Ref: MR/LB/JCG23059
Your Ref:

E-mail: matthew.roe@rpsgroup.com
Date: 26th March 2018

London Borough of Camden
5 St Pancras Square
London
N1C 4AD

Dear Sir/Madam,

UNIT 3, 10 BLOOMSBURY WAY, LONDON, WC1A 2SL

2 X PLANNING APPLCIATIONS

On behalf of our client, Tesco Stores Ltd, please find enclosed a resubmission of two minor work planning applications. The development proposals have been revised following a pre-application meeting with Alfie Stroud and Sofie Fieldsend on 14th February 2018 where the scheme amendments were discussed, and agreed with the officers.

The refused planning permissions are outlined below:

- LPA ref 2017/6678/P refused on 29th January 2018 for details pursuant to Condition 8b (plant machinery) of planning permission 2014/2783/P.
- LPA ref 2017/6670/P refused on 29th January 2018 for the installation of external louvres on the south elevation.
- LPA ref 2017/6662/P refused on 13th February 2018 for the installation of a widened front entrance.

Each of the above applications has now been amended to address comments received by officers and the reasons for refusal.

Site Context

Tesco Express propose to occupy Unit 3, 10 Bloomsbury Way, WC1A 2SL. Unit 3 is located within a nine-storey office building on a triangular site bounded by New Oxford Street, Bury Place, and Bloomsbury Way. The nine-storey office building has been recently refurbished, including the introduction of three flexible retail or restaurant units (Class A1/A3) and one retail unit (Class A1) at ground floor level. Tesco will occupy one of the flexible retail or restaurant units (Class A1/A3) at ground floor level, which fronts Bury Place and New Oxford Street.

The area has a mixed character in terms of uses, including hotel, healthcare, office, and retail. It is located within the designated Central London Area.

The application site is located within the Bloomsbury Conservation Area. It is not a listed building, however, it was highlighted as making a positive contribution to the character and appearance of the area in the conservation area appraisal. The site is also within an



RPS Consulting Services Ltd. Registered in England No. 01470149
20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
A member of the RPS Group Plc

archaeological priority area.

Planning History

As outlined above, planning permission was refused on 29th January and 13th February 2018 for the previous suite of minor work applications (LPA ref 2017/6678/P, 2017/6670/P and 2017/6662/P) prepared to facilitate the occupation of the permitted retail floor space at ground floor as a Tesco Express store.

An application for advertisement consent was submitted on 12th December 2017 is currently being considered by the Council under LPA ref 2017/6681/A.

Planning permission was granted on 31st January 2013 under 2012/1400/P for the erection of single storey glazed extension with associated roof terraces and new rooftop plant to provide additional office space (Class B1) at 9th floor level (following removal of existing 9th floor rooftop plant), change of use from offices to three flexible retail or restaurant units (Class A1/A3) at part ground floor level, reconfiguration of front entrance to corner of Bloomsbury Way and New Oxford Street, replacement of ground and first floor façade with double storey glazed frontages to all elevations and associated alterations for refurbishment of existing offices (Class B1).

There are subsequent applications to vary the permission and discharge conditions. 2014/2783/P granted the following amendments on 3rd December 2014: to change use of part ground floor office (Class B1) to retail (Class A1); enlarged roof terrace at 9th-floor level; provision of acoustic screen at roof level; and associated external and internal alterations (part retrospective).

Proposed Works

Associated with the proposed Express store use, planning permission is required for:

- Installation of Shopfront;
- Installation of external louvres and details of plant to discharge condition 8 part b related to 2014/2783/P approved on 3rd December 2014.

Planning Policy Context

The main planning policy document for the London Borough of Camden is the Local Plan adopted on 3rd July 2017. In addition, the National Planning Policy Framework (The Framework) and relevant supplementary planning documents are material planning considerations.

Planning Benefits

The National Planning Policy Framework (NPPF) states a 'golden thread' running through



plan- making and decision-taking of a presumption in favour of sustainable development. Paragraph 17 of the NPPF details 'core planning principles' including that planning should:

- *Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live; and*
- *Proactively drive and support sustainable economic development to deliver the homes, business and industrial units and thriving local places that the country needs.*

Mindful of other relevant planning policies, material considerations, and the previous refusals, the works will bring forward the following planning benefits:

1. The 'shopfront' alterations represent a minor change from the existing plans for the door approved under 2014/2783/P on 3rd December 2014. The Council's planning officers considered that the widening of the doorway proposed under planning application 2017/6662/P would harm the character and appearance of the host building. In response and in line with the feedback of the design officer at the meeting on 14th February an alternative scheme is considered comprising a doorway that maintains the existing stonework fenestration with a very small set back.
2. The proposed changes will ensure that the access is appropriate for the retail store and enable Tesco to operate from the Unit. The design will maintain the symmetry with the above windows. Given the small set back no anti-social behavior would be encouraged as the depth is not considered to be significant. The alterations will therefore, be sensitive to the immediate street scene and wider setting, and represent a high standard of design which will conserve the character of the conservation area in line with Policy D2 'Heritage' Plan and Policy D3 'Shopfronts' of Camden's Local Plan.
3. The Council's planning officers considered that the proposed louvres under application 2017/6678/P failed to demonstrate that they would safeguard the amenities of the adjoining premises and the area generally. In response and in line with the feedback of the design officer at the meeting on 14th February an alternative scheme is considered comprising louvres in the existing grid fenestrations of the building. The new design will safeguard the amenities of the adjoining premises in support of policy CS5 and DP26 to manage the impact of development on occupiers and neighbours. This is in accordance with Policy A4 'Noise and Vibration'. Further information is detailed in the supporting noise report.

Content of Planning Applications

Planning Application I – Installation of Shopfront:

- The relevant application form fully completed;
- Application Fee: £234;
- the relevant Certificate completed;
- Design and Access Statement;
- Heritage Statement;
- Site Location and Block Plan; and
- Relevant Drawings.





Planning Application IV - Installation of louvres and details of plant to discharge condition 8b related to 2014/2783/P approved on 3rd December 2014:

- The relevant application form fully completed;
- Application Fee: £462;
- Design and Access Statement;
- Heritage Statement;
- Site Location and Block Plan; and
- Relevant Drawings.

The submitted documents demonstrate the works are considered appropriate as they comply with national and local planning policy and will enhance the appearance of the existing building by introducing low impact subtle alterations.

I trust that you have all the information you require to register the applications. If, in the interim, you have any queries please do not hesitate to contact either Louise Braine or myself at this office. I look forward to your formal acknowledgment of the application.

Yours faithfully,



MATTHEW ROE
Director



RPS Consulting Services Ltd. Registered in England No. 01470149
20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
A member of the RPS Group Plc