

Gentet, Matthias

From: Gentet, Matthias
Sent: 28 August 2018 09:50
To: Gentet, Matthias
Subject: FW: Your applications reference: 2018/2687/A (Signage) & 2018/2688/P (Change of Use) - 219, 219A, 219B & 219D Finchley Road

From: Rhys Govier <RGovier@savills.com>
Sent: 23 August 2018 15:29
To: Gentet, Matthias <Matthias.Gentet@camden.gov.uk>
Subject: RE: Your applications reference: 2018/2687/A (Signage) & 2018/2688/P (Change of Use) - 219, 219A, 219B & 219D Finchley Road

Good afternoon Matthias,

Thank you for your email and update. In response to your request for additional information to complete your report(s), I am pleased to be able to respond as follows.

Opening hours

I am not aware of the opening hours of the previous operators. To the best of my knowledge, having undertaken a desktop planning search, none of the units had any operating hour restrictions, meaning they could operate 24 hours a day, 7 days a week. This is an important fall-back position. Moreover, during both Camden Council and an Inspector's consideration of a change of use application at part of the site in 2011/2012, neither deemed it necessary in the interest of amenity to control opening hours through conditions.

As sated on the revised application form (v2) sent on 28 June 2018, the proposed Pret opening hours will be:

- Monday to Friday: 05:45 – 21:00
- Saturday: 06:30 – 20:30
- Sundays and Bank Holidays: 07:00 – 20:30

The proposal is therefore considered not to harm the amenity of the occupiers of neighbouring properties.

Servicing

As background information, you will be aware the site benefits from a large loading bay immediately outside the site on the northern side of Canfield Gardens. The loading bay is approximately 20m in length and clearly marked. Local traffic restrictions indicate no stopping Monday to Saturday between 07:00 – 19:00 except for loading for a maximum of 20 minutes. Local traffic restrictions in/around Canfield Gardens also prevent goods vehicles over 5t (and busses) between the hours of 00:00 (midnight) – 08:00 and 18:30 – 00:00 (midnight) daily.

Deliveries

- Deliveries will make use of the existing loading bay off Canfield Gardens
- All deliveries will comply with local traffic restrictions

- Frequency: Typically once daily
- Timing: Typically 19:00 – 23:00
- Vehicle: Typically a rigid 26t goods vehicle
- Duration: Up to 20 minutes

Refuse collection

- Refuse collection will make use of the existing loading bay off Canfield Gardens
- All refuse collections will comply with local traffic restrictions
- Refuse operatives will enter the store, collect refuse in strong sacks and

- Frequency: Typically twice daily
- Timing: 07:00 – 19:00
- Vehicle: Typically a small refuse vehicle
- Duration: Up to 5 minutes

It is worth noting that, through the amalgamation of the units, we expect the operational activities of the proposed store to result in fewer deliveries and refuse collections to the site than when operating as four units. This is because each of the four units would reasonably be expected to have delivery and refuse collections of their own. As all activities will make use of the existing loading bay, take place in line with local traffic restrictions and during 'daytime' hours (i.e. between 07:00 – 23:00) the amenity of neighbouring residential occupiers will not be adversely affected. As such, the proposals would be acceptable both in terms of highways and amenity.

I trust the above is of assistance and enables your support for the proposals.

Are you able to advise whether you have yet received the consultation response from TfL's Spatial Planning team?

Is there any update on Environmental Health Officer's response to the roof top plant application?

Kind regards,

Rhys

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