



ROK Planning
16 Upper Woburn Place
London
WC1H 0AF

REF: R00584/DB/MR

Camden Council
Planning- Development Control
Camden Town Hall
London
WC1H 8ND

27th February 2023

Dear Sir/Madam,

FULL PLANNING APPLICATION FOR REMOVAL OF EXISTING ATM, REPLACEMENT OF EXISTING ENTRANCE DOOR WITH NEW SINGLE SIDED SLIDING DOOR AND INSTALLATION OF FIRE ESCAPE DOOR AT GROUND LEVEL 44-46 ENGLAND'S LANE, BELSIZE PARK, LONDON, NW3 4UE

I write on behalf of the Applicant, Tesco Stores Ltd (Tesco), to submit a full planning application for the removal of existing ATM, replacement of existing entrance door with new single sided sliding door and installation of fire escape door at ground level.

Background to Application

The site consists of a Tesco Express retail unit located on the ground floor of a three-storey building with residential units above. The predominant land use in the surrounding area is a mix of residential properties and commercial outlets, including a Butchers, Estate Agents and Public House. The site is located in Belsize Conservation Area but is not listed. The nearest listed building is 50 England's Lane (Grade II, 18 m west of the site).

The following available planning history is of relevance:

LPA ref. 2004/1270/P- Planning permission was granted on 16th August 2004 for "*The installation of a new shopfront, with the inclusion of a new ATM.*"

LPA ref. 2006/3601/P- Planning permission was granted on 7th November 2021 for "*Installation of new shopfront and reinstatement of fascia panel, cornice and 3 pilasters to original form (Class A1).*"

The site is known to have been in use for retail purposes for several years before Tesco Occupied in 2004.

Proposed Works

Planning permission is sought for the removal of existing ATM, replacement of existing entrance door with new single sided sliding door and installation of fire escape door at ground level. The installation of the new fire door is a necessity for the fire safety of the building and due to its design and location is considered acceptable, as detailed further in the following section.

Additional information on new door proposals are available on the proposed plans prepared by Tesco Feasibility Architecture (Drawing Nos. 02_2721_02B, 03_2721_03A, 03_2721_03D_R3, 02_2721_02F_R3)

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan includes the Camden Local Plan 2017.

Other relevant documents include the Camden SPG (2021) Material considerations include the National Planning Policy Framework (NPPF) (July 2021) and relevant supplementary planning documents.

Camden Local Plan (2017)

Policy D1 'Design' states that development seek high quality design. The policy states that development must meet the following criteria:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

Policy D3 'Shopfronts' states that development should seek a high standard of design in new and altered shop fronts. The policy states that development must meet the following criteria:

- a. the design of the shopfront or feature, including its details and materials;*
- b. the existing character, architectural and historic merit and design of the building and its shopfront;*
- c. the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;*
- d. the general characteristics of shopfronts in the area;*
- e. community safety and the contribution made by shopfronts to natural surveillance; and*
- f. the degree of accessibility.*

Policy A1 'Managing the Impact of Development' states that the council will seek to protect quality of life of occupiers and neighbours.

They will:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
- d. require mitigation measures where necessary.*

Furthermore, as the site is located in Belsize Conservation Area Policy D2 highlights the importance of new developments being sympathetic to heritage assets such as, listed building and conservations areas. The Heritage Statement submitted with this application looks into this in more detail.

National Planning Policy Framework

The NPPF is an additional material consideration. It is underpinned by a presumption in favour of sustainable development and in terms of that presumption, Paragraph 11 states that for decision taking this means "approving development proposals that accord with an up-to-date development plan without delay".

Paragraph 81 goes on to advise that "planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth".

Planning Justification

The new fire door will be suitably located within the existing unit, in replacement of the old ATM. The door will mimic the design of the existing adjacent residential entrances in order to conform with the appearance of the existing building. It will be coloured anthracite to match the remainder of the shopfront. Ultimately the design of the fire door is in keeping with the existing building and with the wider area in terms of its commercial context and is

The replacement of existing entrance door with a new single sided sliding door will have

virtually no measurable impact on the visual appearance of the building.

The proposal is therefore considered to be in line with the guidance outlined in the Camden Local Plan 2017.

Summary and Conclusion

It is considered that the proposal is acceptable in terms of both design and amenity given the existing precedent. The new door is found acceptable in terms of design and location and is necessary to ensure fire safety. The proposal is therefore in line with the Camden Local Plan 2017, other relevant local policy and the NPPF. It is therefore concluded that there are no policy grounds for objection to the application and we respectfully request that the application is granted.

Contents of Submission

The following supporting documents have been submitted via the Planning Portal in support of the application:

- The relevant planning application fee;
- The completed application form;
- This covering letter;
- Heritage Statement;
- Site Location Plan;
- Existing and proposed drawings prepared by Tesco Feasibility Architecture;
 - Existing Plan (Drawing 02_2721_02B);
 - Existing Elevation (Drawing 03_2721_03A);
 - Proposed Elevation (Drawing 03_2721_03D_R3); and
 - Proposed Plan (Drawing 02_2721_02F_R3).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Daniel Botten ([REDACTED]) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,



Matthew Roe
Director
ROK Planning

R O K

P L A N N I N G

T: [REDACTED]

E: [REDACTED]

ROK Planning
16 Upper Woburn Place
London
WC1H 0AF