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Check

- no of fills 38
- bread, meat, + fish counter
- impact of ext on Cambridge
- parking for Cambridge - access/loc of site.
- nearby shops
- type of goods sold

BC plc Property Division
Avicary Court
Wade Rd
Basingstoke
Hants
RG24 8GZ

01256 308803

management
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**PLANNING SERVICES APPLICATION
CONSULTATION SHEET**

A

APPLICANT:

3266

Application No:

Application dated

SITE: **WASLEY STORE, LADBORNE GROVE,** 2/05/98

NATURE OF PROPOSAL:

REPLACEMENT OF STORE

Application complete	23/06/98
Date to be decided by	18/06/98
Date Acknowledged	23/06/98

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	British Gas (see above)					
2	As 07 2707					
3						
4	Kessel Rise Hitchcock St Borden,					
5	Canal Boat Basin No. 2					
6	Canal Way, N. Ken with after High Elcacty					
7	Vessel Green Cemetery					
8						
9						
10						

CHECK Section 65 certificate/Environmental Impact Statement

CONSULT STATUTORILY (GMO)

1. HBMC

- (a) Circ. 8/87 (Para. 82) Listed Buildings
- (b) Circ. 8/87 (Para. 28) Setting of Grade 1 or II
- (c) Demolition in Conservation Area
- Demolition Bodies - Circ. 8/87 (para 81)
- Department of Transport
- Trunk Road increased traffic
- (b) Westway etc.
- Neighbouring Local Authority
- Strategic View Authorities
- Department of Environment (Kensington Palace)
- Civil Aviation Authority (over 300')
- Development affecting Theatres (Theatre Trust)
- National Rivers Authority
- Thames Water
- Crossrail Project Team
- LRT - Chelsea/Harvey line
- 12. British W

ADVERTISE

- Effect on CA*
- Setting of Listed Building*
- Works to Listed Building*
- Demolition in CA*
- Departure from DPT
- *Major Development
- Environmental Assessment
- Notes: *Site Notice is required
- †Site Notice or Neighbour Notification required (SNO)
- A Site Notice will normally be produced if advert requested
- If no Site Notice required

OTHER SITE NOTICES

- 1. Police
- 2. L.P.A.C.
- 3. British W always Board
- 4. Environmental Health

SEE LIST
1350
1/17/98

British W always Board

1/17/98
26/6/98
1/17/98

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 020 7937 5464
Extension: 2275
Direct Line: 020 7361 2275

Facsimile: 020 7361 3463

24 July 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/RT/TP Your reference: 1024/DL/jg
/98/1187

Please ask for: Roy Thompson

Dear Mr Lowin,

Town and Country Planning Act 1990
Sainsbury's store, Canal Way, Ladbroke Grove, W10
Planning application TP/98/1187

Thank you for your letter dated 9th July concerning the above.

You query two matters following my letter to you dated 8th June. May I first point out that I do not have delegated powers to modify conditions in these circumstances.

However, I am perfectly willing to offer you this letter of comfort, to state that the term "remediation strategy" in condition no.7 does refer to decontamination works. You will note that the reason given for the imposition of the condition is "To ensure that the site is decontaminated to a satisfactory standard." This is a standard condition, and reflects the wording of a condition imposed on the adjoining gasworks site.

With regard to condition 9, a reasonable definition of 'comparison goods' could be taken from the Data Consultancy. This definition would include durable items such as clothes and electrical goods often sold in high street shops, as well as other items one would normally expect to find in a food store, for instance, pharmaceutical/medical goods, pet food, baby products, toiletries/perfume, kitchenware, stationary/cards and seasonal goods.

Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

Pharlet

① MVM
② Pass to RT.



Roy Thompson
Area Planning Officer
The Royal Borough of Kensington
& Chelsea
The Town Hall
Hornton Street
London, W8 7NX

MVM Planning Limited
Ropemaker Court
12 Lower Park Row
Bristol BS1 5BN
Tel: 0117 925 4393
Fax: 0117 925 4239
Email: mail@mvmplanning.co.uk

Your Ref: DPS/DCN/RT/TP/98/1187 Our Ref: 1024/DL/jg

Date: 9 July 2001

Dear Mr Thompson

**SAINSBURY'S SUPERMARKETS LTD
PROPOSED STORE EXTENSION, CANAL WAY, LADBROKE GROVE, W10**

Further to your letter of 8 June I note your remarks. I now only wish to query two matters. Firstly condition 7, it is not our wish to change the purpose of the condition, far from it, it is simply that the draft wording of the condition does not refer to the decontamination of the site. It is our view that you insert the "decontamination" before the words "remediation strategy" on the bases of clarification.

Secondly condition 9 I would be grateful if you could possibly, off the record, give a view as to what in your view comprise comparison goods. Clearly any comparison type goods the store already sells would not be included in a list of such goods

I look forward to your response.

Yours sincerely

**David Lowin
Director**

Cc S Coles - Sainsbury's Property Company Ltd
S Leece - Denton Wilde Sapte

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
✓		✓		✓		✓	
VOM				10 JUL 2001		⑩	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

PLANNING AND CONSERVATION
INTEROFFICE MEMORANDUM

TO: DIRECTOR OF LEGAL SERVICES - ATT'N CLIVE MOYS
FROM: EXECUTIVE DIRECTOR, PLANNING & CONSERVATION
CC
SUBJECT: SAINSBURY'S STORE EXTENSION, LADBROKE GROVE, W10
DATE: 24 JULY 2001

Draft Section 106 Agreement

I refer to your memo's dated 15th June and 2nd July addressed to Derek Taylor, in respect of the above.

You infer that there was an original draft, which I have not seen.

In your earlier memo, you ask me to comment on three issues:

1. This is correct.
2. The mechanism to secure the financial contribution has not previously been discussed. In terms of the level of sophistication of our financial arrangements, I would have to defer to Christine Jenkins (X2314) our Finance Manager. However, my initial response to the proposed terms of the arrangement is that it is workable and reasonable in that the highway works are to some extent dependant upon the implementation of a separate scheme on an adjoining site (Kensal Gasworks).
3. I can see no reason why the permission should not be issued within 28 days of the date of the deed, provided that we receive early notice of the completion of the agreement.

A minor concern, relating to clause 4.4, is that it is going to be difficult to supply "all drawing bills of quantities and other matters". I suspect that this may be a question to be raised with Tony Putt, Head of Highways and Construction, who I understand will carry out the work. In respect of clause 4.6, it is conceivable that the highway works will not be tied in to the issue of the second notice, as implementation of the highway works is going to be more dependant upon the progress of the Kensal Gasworks scheme.

I do not feel sufficiently able to comment on late payment interest rates and administration costs. Are these standard figures?



Roy Thompson

South West Team Leader

M E M O R A N D U M

To: Derek Taylor
Planning and Conservation
cc:

From: Director of Legal Services

Your Ref:

My Ref: CM
Ext: 2617

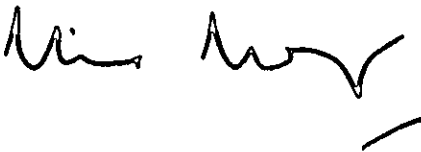
Date: 02 July 2001

SAINSBURY'S SUPERMARKETS
LADBROKE GROVE – SECTIN 106 AGREEMENT

Further to my memo of 15th June I would be grateful to hear from you regarding the proposed amendments. Additionally there are two further points:-

1. They propose reducing the interest payment from 4% to 2% on late payments, do you have a view?
2. They propose the Council's costs for administration and supervision be reduced down from 20% to 5% again do you have a view?

I look forward to hearing from you.



Clive Moys
for Director of Legal Services

M E M O R A N D U M

To: Planning and Conservation
Derek Taylor

From: Director of Legal Services

cc:

Your Ref:

My Ref: CM/10024349
Ext: 2617

Date: 15 June 2001

LABROKE GROVE – SECTION 106 AGREEMENT SAINSBURY'S

Further in this matter Denton Wilde Sapte for Sainsbury's have made some substantial amendments to the proposed draft section 106 Agreement.

I enclose a copy for your consideration. Essentially there are three issues which I should be grateful for you to consider. Namely:-

1. They say the contribution payable by their client will be 25% of the works to a maximum £30,000. This does seem to me to reflect what was certainly canvassed in the Committee report at paragraph 4.7 and I should be grateful if you would confirm that this is indeed your understanding.
2. At clauses 6.2 to 6.5. they propose quite a sophisticated arrangement whereby a contributions account is opened up and interest obtained etc. Do you know if the Council has sufficiently sophisticated financial arrangements in place for it to deal with the matter in this way?
3. As you will see from clause 10.4 the owner will retain the discretion, should planning permission not be issued within 28 days of the date of this deed, to rescind the deed. I suppose that this would probably not be a problem given the nature of this case but do you know whether it is reasonable for the permission to be issued in that time scale or do we need to ask for longer?

I should be grateful for your comments on these three points and any additional comment that you have.


Clive Moys
for Director of Legal Services

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	J	G	SW	SE	ENF	AO ACK
18 JUN 2001							(109)
ASPLS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

enc

THIS DEED is made the day of two thousand and one

BETWEEN

(1) **THE MAYOR AND BURGESSES OF THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA** of the Town Hall, Hornton Street, London W8 7NX ("the Council")

(2) **SAINSBURY'S SUPERMARKETS LIMITED** of Stamford House Stamford Street London SE1 9LL ("the Owner")

WHEREAS

- A The Council are the local planning authority for the administrative area of the Royal Borough of Kensington & Chelsea for the purposes of the Town and Country Planning Act 1990 (as amended)
- B The Owner is registered at HM Land Registry with freehold title NGL 540248 in respect of the Land which is situated within the Council's area
- C The Works are for the benefit of the Land and the Owner has agreed to pay a contribution towards the cost of the Works as provided in this Deed
- D The Planning Application was made to the Council
- E The Council resolved at a meeting of its Planning Services Committee on 25 April 2001 to grant planning permission following completion of an agreement for the purpose of making acceptable arrangements for the carrying out of the Development (this Deed)

NOW THIS DEED WITNESSES AS FOLLOWS:-

1. INTERPRETATION

- 10.3 In this Deed the following words expressions shall unless the context otherwise requires have the following meanings:-

WORDS AND EXPRESSIONS AND MEANINGS

- "The Act"** The Act means the Town and Country Planning Act 1990
(as amended)
- "Certificate":** the Certificate mentioned in Clause 3.8 below
- "Conditions"** Conditions means the conditions set out in Clause 3
- "Contributions Account"** Contributions Account means the bank deposit account in
the joint names of the Council and the Owner into which
the Council will pay the First Payment and the Second
Payment
- "DETR":** the Department of the Environment Transport and the
Regions
- "Development":** the development referred to in the Planning Application and
described in the First Schedule
- "Engineer":** the Council's Director of Transportation and Highways or
such other qualified person as the Council shall appoint for
the purposes of carrying out the functions of the Engineer
herein contained
- "Estimate":** Twenty five per cent (25%) of the estimated cost of the
Works at the date hereof excluding the Council's expenses in
administration design and supervision of the works and the
costs of the Statutory Undertakers' Works namely (£
)

- "Executive Director":** the Council's Executive Director, Planning and Conservation for the time being
- "Final Account":** the Account in respect of the balance of the full cost of the Works mentioned in Clause 5.3 below
- "First Notice":** the Notice mentioned in Clause 4.1 below
- "First Payment" :** the payment mentioned in Clause 5.2.1 below
- "Implementation":** the carrying out of any act pursuant to the Planning Permission which constitutes a material operation within the meaning of Section 56 of the Town and Country Planning Act 1990 other than the construction of the Works by the Council, any archaeological works, works of excavation, demolition, site clearance services, diversions site or soil investigations, landscaping works, ground modelling, noise attenuation works, the construction of any land fill, gas works, or the erection of hoardings and fences and "implemented" shall be construed accordingly
- "Land":** the land described in the Second Schedule and shown for the purposes of identification only edged in red on the Plan and registered at HM Land Registry under title number NGL 540248
- "Planning Application":** the application for planning permission for the Development

under the Council's reference TP/98/01187/MAJD

"Plan": the plan annexed hereto

"Planning Permission": the planning permission to be granted pursuant to the Planning Application

"Second Notice": the Notice mentioned in Clause 4.5 below

"Second Payment" : the payment mentioned in Clause 5.2.2 below

"Statutory Undertaker" : statutory undertaker as defined by Section 262 of the Town and Country Planning Act 1990 and Article 1 (2) of the Town and Country Planning (General Permitted Development) Order 1995

"Statutory Undertakers' Works": any works consequent upon the Works which are necessary as a consequence of the Works to redirect remove modify or otherwise alter services or associated apparatus of a Statutory Undertaker

"Substantially Completed": apart from minor defects and omissions having reached stage of construction at which the Works are substantially ready for use for the purposes for which they are design and being free from known defects or omission the reasonable satisfaction of the Engineer and "Substantial Completion" shall be construed accordingly

"Works": the highway improvement works described in the Third Schedule and shown on the Drawing including any variations thereto which the Council may from time to time approve in writing

"Works Contract": the contract or contracts to be entered into between the Council and a contractor for the construction of the Works

1.2 Words in this Deed importing the singular meaning shall where the context so admits include the plural meaning and vice versa

1.3 Words in this Deed of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

1.4 References in this Deed to any statutes or statutory instruments shall include a reference to any statute or statutory instrument amending consolidating or replacing them respectively from time to time and for the time being in force

1.5 Covenants made hereunder if made by more than one person are made jointly and severally

2. LEGAL EFFECT

2.1 This Deed is made pursuant to Section 111 of the Local Government Act 1972 Section 16 of the Greater London Council (General Powers) Act 1974 Section 106 of the Act and all other powers so enabling

2.2 This Deed contains a planning obligation made pursuant to the said Section 106 which is enforceable by the Council against the Owner and his successors in title and against any Mortgagee in possession and which binds each and every part of the Land

- 2.3 The terms of this Deed (other than 11.1 below) shall come into effect upon the grant of the Planning Permission
- 2.4 Nothing contained or implied in this Deed shall prejudice or affect the rights powers duties and obligations of the Council in the exercise of their functions as Local Planning Authority and their rights powers duties and obligations under all public and private statutes byelaws and regulations may be as fully and effectually exercised as if the Council were not a party to this Deed
- 2.5 If any provision in this Deed is held to be invalid, illegal or unenforceable the validity legality and enforceability of the remaining provisions shall not in any way be deemed thereby to be affected or impaired
- 2.6 No waiver (whether express or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said terms or conditions or from acting upon any subsequent breach or default
- 2.7 Nothing in this Deed shall be construed as a grant of planning permission
- 2.8 Headings in this Deed are not intended to be taken into account in its construction or interpretation

3. CONDITIONALITY

- 3.1 The obligations in Clause 4.1 of this Deed will not have effect unless the Planning Permission has been granted
- 3.2 The obligations in Clauses 4.2, 4.5, 5 and 7 of this Deed will not have effect unless:
- 3.2.1 the Planning Permission has been granted; and
- 3.2.2 the Planning Permission has been Implemented

4. WORKS ARRANGEMENTS

- 4.1 Not less than 7 days before Implementation the Owner shall serve notice ("the First

Notice") upon the Council to commence work under this Deed

- 4.2 The Owner shall tender the First Payment to the Council on implementation
- 4.3 Upon receipt of the First Notice and the First Payment the Council shall produce to the Owner within a reasonable time (which shall not be interpreted as being less than month nor more than months) a detailed specification and plans and drawings of the Works
- 4.4 In the preparation of the specification plans and drawings referred to in clause 4.3 the Council shall make available to the Owner copies of all drawings bills of quantities and other matters relevant thereto and shall afford the Owner a reasonable opportunity to comment thereon being not less than weeks nor more than weeks
- 4.5 The Owner shall service notice ("the Second Notice") upon the Council not later than and at least months before the Development is likely to be materially completed
- 4.6 Subject to receiving the Second Notice and the Second Payment the Council shall let a contract to its approved contractor or at its own discretion upon competitive terms to any other contractor or agent ("the Works Contract")
- 4.7 Subject to the performance by the Owner of the obligations under this Deed the Council undertakes that it will use reasonable endeavours to carry out and complete the Works in a good and workmanlike manner as cost effectively as practicable provided that the Council shall not be liable for any delay to the Works or to the Development occasioned by works to Statutory Undertakers' and other bodies' services or by any other matter beyond the reasonable control of the Council arising in any way out of the Works
- 4.8 The Engineer may from time to time make such alterations to the specification plans and drawings referred to in clause 4.3 as he may in the interests of highway safety or traffic management consider desirable or necessary and so far as may be reasonably practicable the Engineer shall give the Owner an opportunity to comment upon any such alterations which he proposes to make
- 4.9 During the construction of the Works the Owner shall afford to the Council all

reasonable assistance in order to carry out the Works and if necessary the Owner shall permit the Council its servants or its agents to enter the Land at all reasonable hours

- 4.10 Upon the Works being Substantially Completed and upon all the Council's costs payable hereunder having been paid by the Owner the Engineer shall issue a certificate ("the Certificate") to that effect and the issue of the Certificate shall not be unreasonably withheld or delayed

5. PAYMENT

Liability to Pay

- 5.1 The Owner shall be liable to pay to the Council:-

- 5.1.1 twenty five percent (25%) of the cost of the Works including value added tax (if that tax is payable) on that cost which the Council incurs by or in preparation for the execution of the Works and in connection with the execution of the Works including any charges properly payable to any Statutory Undertaker in respect of the Works and by the Council in respect of the administration design and supervision of the Works
- 5.1.2 twenty five percent (25%) of any expense reasonably and properly incurred by the Council by reason of carrying out the Works under Part I of the Land Compensation Act 1973 arising from the execution of the Works;
- 5.1.3 in the event that the Council makes a supply or is deemed to have made a supply by HM Customs and Excise to the Owner under this Deed and Value Added Tax is payable by the Council in respect of such supply the Owner shall pay to the Council upon the Council issuing a Value Added Tax Invoice the amount of Value Added Tax so payable in addition to any amounts otherwise payable under this Deed;
- 5.1.4 interest at the rate of 4% above Lloyds Bank PLC's base rate from time to time on any sum payable to the Council if such sum has not been received by the

Council within 14 days of that sum becoming payable hereunder PROVIDED THAT the Owner shall not be liable to pay more than £30,000 (thirty thousand pounds) under the terms of this Deed

Method of Payment

5.2 The Owner shall make the payments in respect of the sums referred to in 5.1 as follows:-

5.2.1 a sum equal to one half of the Estimate together with the Appropriate Inflation Supplement ("the First Payment") on the date on which the First Notice is served on the Council

5.2.2 a further sum equal to one half of the Estimate and a sum equal to twenty five percent (25%) of the estimated costs of any Statutory Undertakers' Works as notified in writing to the Owner by the Engineer together with the Appropriate Inflation Supplement ("the Second Payment") on the date on which the Second Notice is served on the Council

5.2.3 if at any time after the payments referred to in 5.2.1 or 5.2.2 above have become payable the Engineer acting properly estimates that the costs of the Works will exceed the Estimate he may shall give notice to the Owner of the amount by which he then estimates those costs will exceed the Estimate such notice to be accompanied by the Engineer's calculations to demonstrate that increase and the Owner shall on written demand therefore pay to the Council within 14 days of the date of that notice a sum equal to that excess in so far as the same is due at the date of that notice

5.2.4 in addition to and together with each sum payable under the foregoing provisions and under Clause 5.4.1 the Owner shall pay to the Council a further sum equal to 20 per cent of that sum in respect of the Council's costs of administration design and supervision

5.2.5 subject to the prior receipt from the Council of a Value Added Tax invoice

addressed to the Owner the Owner shall pay to the Council the Council's Value Added Tax input tax insofar as that tax is not recoverable by the Council on any transaction entered into by the Council in performing its obligations under this Deed PROVIDED THAT the Owner shall not be liable to pay more than £30,000 (thirty thousand pounds) under the terms of this Deed

5.3 As soon as reasonably practicable after the Works have been Substantially Completed and the Engineer has issued the Certificate the Engineer shall give the Owner a final account of the costs referred to in 5.1 ("the Final Account")

5.4 Within 28 days from the date of the Final Account:-

5.4.1 if the Final Account shows a further payment due to the Council the Owner shall pay to the Council the sum shown due to them in that Final Account; or PROVIDED that the total payable by the Owner under the terms of this Deed shall not exceed £30,000 (thirty thousand pounds) inclusive of VAT payable

10.3.1 if the Final Account shows that the payment or payments previously made to the Council have exceeded those costs the Council shall forthwith refund that excess to the Owner

5.5 The Owner shall pay to the Council any sum due within 14 days of the date of the Council's making a written demand for that sum and shall pay interest due on any outstanding sum from the due date until the date of payment

5.6 The amounts of payments due under of this Deed shall be certified on behalf of the Council by the Engineer and he shall provide to the Owner any information relating to amounts as the Owner may reasonably require

6. COUNCIL'S OBLIGATIONS

6.1 The Council covenants with the Owner as follows:-

6.1.1 Upon the issue of the Certificate and all of the payments payable hereunder having been paid to the Council the maintenance of the part of the Works shown coloured yellow on the Drawing shall be the responsibility of the Council as adopted public highway maintainable at public expense

6.2 The Council shall on receipt of the First Payment and Second Payment deposit the monies into the Contributions Account to be invested so as to earn the standard rate of interest obtainable with a clearing bank and all such interest is to be credited to the Contributions Account

6.3 The Council shall be at liberty to use (and shall only use) the First Payment and the Second Payment within 5 years from the date of payment for the Works

6.3 The Council shall on demand (at intervals not less than one year) provide a certificate to the Owner setting out details of the amount of the First Payment and the Second Payment expended by the Council at the date of the certificate and details of the works to which such expenditure relates and a statement of the capital and interest remaining after such expenditure

6.4 At the expiration of 5 years from the date of payment of the First Payment and the Second Payment by the Owner the Council shall forthwith repay to the Owner the amount (if any) of the First Payment and the Second Payment which at the date have not been expended by the Council in accordance with the terms of this Deed together with

interest on the said amount which has not been expended for the period from payment of the First Payment and Second Payment until the expiration of the said 5 year period

7. OTHER COVENANTS RELATING TO THE WORKS

7.1 The Owner hereby covenants with the Council as follows:-

Wheel Washing

7.1.1 To ensure that facilities for washing the wheels of vehicles are installed and kept in operation on the Land during the construction of the Development and the Owner shall use all reasonable endeavours to ensure that vehicles leaving the Land do not deposit mud on the highway

8. EXPERT DETERMINATION

8.1 Any dispute arising between the parties hereto in respect of their respective rights and obligations as set out in clauses 3 or 4 hereof shall be referred to a Chartered Civil Engineer (hereinafter called "the Expert") to be agreed between the parties hereto or failing agreement as to the same to be appointed upon the application of either party hereto by the President for the time being of the Institution of Civil Engineers and

8.2 Any person appointed as the Expert under this Clause shall act as an independent expert and not as an arbitrator and once the Expert has expressed willingness so to act the following provisions shall apply:-

8.2.1 the Expert shall fully consider all written representations made by or on behalf of the Owner and the Council which shall be delivered to him within 28 days of notice of his appointment and he shall give each party a reasonable opportunity of making counter representations on the representations of the other party; and

8.2.2 he shall use all reasonable endeavours to give his decision as speedily as

possible; and

- 8.2.3 his decision shall be final and binding on the parties hereto in respect of all matters referred to him; and
- 8.2.4 his fees shall be payable by the parties hereto in such proportions as he shall determine or in default of such determination equally between them provided that in the event of either party failing to pay its proportion within 28 days of determination then the other party shall be entitled to pay the whole of his fees and the proportion due from the other party shall be recoverable as a debt
- 8.2.5 if the Expert shall die or refuse or be unwilling to act, the procedure for appointment of another person in his place shall be repeated as often as may be necessary

9. SERVICE OF NOTICES

- 9.1 Any notice or certificate required to be served on the Council shall be in writing and shall be sufficiently served upon the Council if left at or posted by Recorded Delivery to the Director of Transportation and Highways, Royal Borough of Kensington and Chelsea at The Town Hall, Hornton Street, London W8 7NX or in the case of the Owner if left at or posted by Recorded Delivery to the registered office or last known address of the Owner or such substitute address as the Owner may from time to time notify to the Council.
- 9.2 Any payment required to be made to the Council shall be made to the Royal Borough of Kensington and Chelsea and shall be sufficiently served upon the Council if left at or (in the case of a cheque) posted by Recorded Delivery to the Director of Transportation and Highways, Royal Borough of Kensington and Chelsea at The Town Hall, Hornton Street, London W8 7NX or in the case of the Owner if left at or posted by Recorded Delivery to the registered office or last known address of the Owner or such substitute address as the Owner may from time to time notify to the Council.

10. GENERAL

- 10.1 The Owner hereby covenants that he and his assigns and all successors in title shall be bound to observe and perform all covenants and stipulations herein contained PROVIDED THAT no person shall have any statutory or contractual obligation or liability or be liable or any breach under the terms of this Deed occurring after he has parted with the whole his interest in the Land
- 10.2 For the avoidance of doubt nothing in this Deed shall restrict or prevent any party from requesting or applying for a discharge or modification of the planning obligations contained in this Deed at any time
- 10.3 If the Planning Permission is quashed or revoked then this Deed shall absolutely determine and the become null and void
- 10.4 If the Planning Permission has not been issued within twenty-eight days of the date of this Deed this Deed may at the discretion of the Owner be withdrawn by notice given to the Council provided that any such notice is given on the same day as the Planning Permission is granted the notice shall be automatically rescinded
- 10.5 Unless the Conditions have all been satisfied this Deed shall determine absolutely 5 years after the date of the grant of Planning Permission
- 10.6 Nothing in this Deed shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) granted after the date of this Deed

- 10.7 The parties agree and declare that the planning obligations in this Deed can only be waived varied or released by persons with an interest in the Land or that part of the Land against which the obligation concerned can be enforced by the Council and that the consent of the original contracting parties and any intervening successors in title is not required
- 10.8 The parties agree and declare that any application to vary amend or revoke any or all of the obligations in this Deed pursuant to Section 106 of the Act shall be withdrawn unless the party making such application has previously provided the Owner for the time being with at least 21 days prior notice
- 10.9 Where under this Deed any approval consent certificate direction authority agreement action expression of satisfaction is required to be given or reached or taken by any party or any response is requested any such approval consent certificate direction authority agreement actions expression the satisfaction or response shall not be unreasonable or unreasonably withheld or delayed
- 10.10 All consideration given in accordance with terms of this Deed shall be inclusive of any VAT properly payable
- 10.11 For the avoidance of doubt the provisions of this Deed (other than those contained in this clause) shall not have any effect until this document has been dated
- 10.12 Upon satisfaction of the obligations in clauses 4, 5 and 7 and at the request of the Owner the Council will cancel all entries relating to this Deed on the Register of Local Land Charges

- 10.13 Upon the fulfilment of the Owner's obligations under this Deed the Council shall forthwith at the request of the Owner enter into a deed or other documentary confirmation that the relevant part of Land is from the date of the deed freed and discharged from any identified provisions conditions save as regards any antecedent breach

10.14 The parties do not intend that any term of this Deed shall be enforceable solely by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person who is not a party to this Deed

11. FURTHER TERMS

11.1 The Owner shall on the execution hereof pay the Council's costs incurred in the preparation and settlement of this Deed subject to a maximum of seven hundred and fifty pounds (£ 750.00)

11.2 The covenants in this Deed shall be treated and registered

- (a) as local land charges for the purposes of the Local Land Charges Act 1975 and

The First Schedule

The Development

The erection of a single storey extension to the East of the existing store with a gross floor area of approximately 1,350 sq. metres. The extension will measure approximately 75 metres in length, 24 metres in depth and 7.4 metres in height.

The Second Schedule

The Land

The land shown edged red on the Plan being land on the west side of Ladbroke Grove, Kensal Green

The Third Schedule

The Works

The highways works at the junction of Ladbroke Grove and Canal Way, North Kensington, London W10 shown on drawings which are to be constructed in accordance with the policies and standards of the Council and the DETR as appropriate

IN WITNESS of which this Deed has been executed on the first date before written

THE COMMON SEAL of the)
MAYOR AND BURGESSES OF THE ROYAL)
BOROUGH OF KENSINGTON AND CHELSEA)
was duly affixed to this Deed in the)
presence of:-)

THE COMMON SEAL of SAINSBURYS)
SUPERMARKETS LIMITED was duly)
affixed to this Deed in the presence of:-)

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

DATED _____ **2001**

**THE MAYOR AND BURGESS OF
THE ROYAL BOROUGH OF
KENSINGTON AND CHELSEA**

- and -

SAINSBURYS SUPERMARKETS LIMITED

DEED

**Made pursuant to Section 106 of the
Town and Country Planning Act 1990
(as amended)**

**Re : J. SAINSBURY STORE, LADBROKE
GROVE, NORTH KENSINGTON, W10**

**Richard Hemmings
Director of Legal Services
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX**

**Tel : 020 7361 2617
Ref : CM**

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 020 7937 5464
Extension: 2275
Direct Line: 020 7361 2275
Facsimile: 020 7361 3463

8 June 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/RT/TP Your reference: 1024/DL/kr
/98/1187

Please ask for: Roy Thompson

Dear Mr Lowin,

Town and Country Planning Act 1990
Sainsbury's store, Canal Way, Ladbroke Grove, W10
Planning application TP/98/1187

Thank you for your letter dated 21st May concerning the above.

You query a number of draft conditions, and I respond as follows:

Condition 5

The purpose of this condition is to ensure that the car parking layout in its revised format is provided prior to first occupation of the enlarged store for reasons as stated in the Committee report, and also to prevent use of the car park by non customers, which would be contrary to the Council's policies on traffic restraint and sustainable transport.

It is the responsibility of the store to prevent use by non store users. I do not intend to revise the wording of this condition.

Condition 6

This is a standard condition that is imposed on all planning permissions. Internal physical changes to the store would not constitute development, and in such circumstances this condition would not bite. I do not intend to change this condition.

Condition 7

The remediation strategy should include details of the decontamination of the site. I would suggest that you consult with your appointed environmental consultant, Bettridge Turner & Partners for further clarification and advice. This condition is perfectly adequate to address issues of decontamination.

Condition 8

The wording of this condition was discussed with your colleague, Mr Simon Coles. Please refer to a letter dated 23rd August 2000 addressed to Simon Coles. It is considered that the imposition of this condition as worded is necessary for the acceptability of the scheme. I do not intend to revise the quantum of floor area devoted to concessions.

Condition 9

The condition as specified in the Committee report was subject to a significant amount of discussion and negotiation. The condition as drafted is considered to be necessary, precise and reasonable, and to meet the other tests as set out in Circular 11/95. Whilst I note the wording of the condition imposed by the Secretary of State in the Haringay decision, I consider this to be imprecise and not easily enforceable. I do not intend to change the wording of this decision.

In respect of your comments with regard to condition 4 of the original consent, on the balance of probabilities the store has been operating for more than 10 years with a reduced parking provision, and therefore the Council would be unable to enforce against this condition. Furthermore, the reduction in parking provision would accord with the Council's present policies on traffic restraint and sustainable transport initiatives, and there would be no intention to take any formal enforcement action.

If you are unwilling to accept the conditions, following the above comments, I would be grateful if you could contact me accordingly. As these conditions are considered to be material to the acceptability of the scheme, I would consequently take the application back to the Planning Services Committee with a recommendation to refuse planning permission.

I await your comments.

Yours sincerely,



Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

① PC + CB
 ② RT

Mr R Thompson
 Area Planning Officer
 The Royal Borough of Kensington & Chelsea
 The Town Hall
 Horton Street
 London
 W8 7NX

MVM Planning Limited
 Ropemaker Court
 12 Lower Park Row
 Bristol BS1 5BN

Tel: 0117 925 4393
 Fax: 0117 925 4239
 Email: mail@mvmp planning.co.uk

✓ RT
 23/5/2001

Your Ref: TP/98/01187/MAJD

Our Ref: 1024/DL

RECEIVED BY PLANNING SERVICES										
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22 MAY 2001										
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Dear Mr Thompson

**SAINSBURY'S SUPERMARKETS LTD
 SAINSBURY'S LADBROKE GROVE STORE
 PROPOSED ERECTION OF EXTENSION TO THE EASTERN ELEVATION OF THE
 EXISTING STORE AND ANCILLARY WORKS**

Further to your Committee's resolution on the above application we have been reviewing the proposed planning conditions and would wish you to consider the following points.

Draft Condition No 5: The condition provides for the car park to be permanently retained for parking in connection with the store and for no other purpose. However, the wording of this condition would leave Sainsbury's open to enforcement action if the car park was used by motorists who were not using the store. A potential way around this problem is to remove reference in the condition to who may park in the car park and instead provide for a reviewable car park management scheme.

Condition No 6: The wording of the condition would restrict minor internal changes to the store. We would suggest that either the condition be removed or that the wording be amended to include only external variations to the approved plans

Condition No 7: Whilst the general principle of the condition was the subject of discussion and agreement prior to the officer's report being finalised the condition wording may need further work. The condition as worded does not include reference to decontamination of the site, which is the purpose of the condition.

Condition No 8: This condition which restricts the area of concession units is too highly restrictive in our view to apply to the highly dynamic retail industry and should be removed. If

Contd/...

Mr R Thompson
Page 2

21 May 2001

however that is not acceptable we would wish the condition to be amended so that any changes to the level of concession area over 200 sq m is prohibited "without the prior written consent of the Council". This amended wording would obviate the need to produce a planning application to amend the condition when there are changes in the retail offer.

Condition No 9: Whilst it is recognised that this condition has been the subject of discussion, I would wish to bring to your attention a contemporary condition placed on a proposed new foodstore which may be more appropriate. In granting planning permission for a new foodstore at Hornsey in the London Borough of Haringey the Secretary of state on 8 June 2000 imposed the following condition:

"The foodstore hereby approved shall not be used other than primarily for the sale of food and convenience goods normally sold in a foodstore of comparable size".

Finally, I note that Condition 4 of the original consent for the store (ref: PU/TP85/0087/F/41/1/1351 requires that not less than 590 and not more than 650 off-street parking spaces be provided and maintained at the store for the use of staff customers and visitors. The present proposal would, when implemented as detailed in your report, leave a total of 442 spaces. To avoid the risk of non-compliance with a condition I would be grateful of your thoughts on a remedy for this situation.

I look forward to hearing from you.

Yours sincerely


pp **David Lowin**
Director

Cc: Sandra Leece - Deonton Wilde Spate
Simon Coles - Sainsbury's Supermarkets Ltd (by e:mail)

① Please call.
② Pass to RT.

MVM PLANNING
Chartered town planners

RECEIVED BY PLANNING SERVICES									
X	HDC	W	C	SW	SE	ENF	AO	ACK	
17 APR 2001									
APPEALS	IO	REC	ARB	FWD	CON	FEES			
				PLN	DES				

R Thompson
Area Planning Officer
Planning and Conservation
The Royal Borough of
Kensington and Chelsea
The Town Hall
Hornton Street
London, W8 7NX

✓
CT
17/4/2001

MVM Planning Limited
Ropemaker Court
12 Lower Park Row
Bristol BS1 5BN

Tel: 0117 925 4393
Fax: 0117 925 4239
Email: mail@mvmp planning.co.uk

Your Ref: DPS/DCN/RT/TP/98/1187 Our Ref: 1024/DL/ab

Date: 11 April 2001

Dear Mr Thompson

**SAINSBURY'S SUPERMARKETS LTD
PROPOSED EXTENSION TO SAINSBURY'S STORE, CANAL WAY, NORTH
KENSINGTON**

I write further to our discussion this morning following receipt of the views of your environmental scientist, Amanda, Gudgin, on the report produced by Bettridge Turner & Partners.

I am of the view, having discussed matters with our client that the additional work recommended by Ms Gudgin, can as she suggests, be carried out following the grant of planning permission via a planning condition, this is acceptable to our client.

In view of this, I understand that the application will now proceed to be placed on the agenda of the planning committee meeting on 25 April.

I would be grateful, once the officer's report to committee becomes a public document, for a copy.

Yours sincerely

pp **David Lowin**
Director

cc. Iain Robertson - BTP
S Coles - Sainsbury's Supermarkets Ltd
C Isherwood - Sainsbury's Supermarkets Ltd

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 25/04/2001 APP NO. TP/98/01187/MAJD
AGENDA ITEM NO. 25

ADDRESS

J. SAINSBURY STORE,
LADBROKE GROVE, W.10

APPLICATION DATED 17/06/1998



APPLICATION COMPLETE 23/06/1998

APPLICATION REVISED 18/07/2000

APPLICANT/AGENT ADDRESS: CONSERVATION AREA No CAPS N/A
MVM Planning Limited, Ropemaker Court, 12 Lower Park Row, Bristol, ARTICLE '4' No WARD St. Charles
LISTED BUILDING No
HBMC DIRECTION N/A
CONSULTED 130 OBJECTIONS 3
SUPPORT 0 PETITION 0

Applicant Sainsbury's Supermarkets Ltd

PROPOSAL:

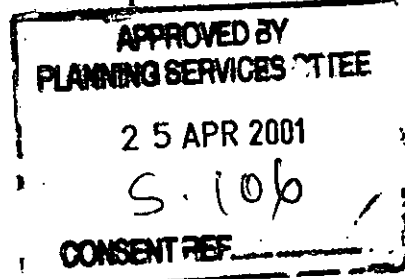
Erection of extension to the eastern elevation of the existing store and ancillary works.

RBK&C Drawing No(s): TP/98/01187 and TP/98/01187/B
Applicant's Drawing No(s): A3/01, A1/01, A1/02, A1/03, A1/104E, A1/105/E and A1/106E.

RECOMMENDED DECISION:

- 1) Grant Subject to a section 106 agreement to secure a financial contribution of 25%, up to maximum of £30,000 towards the cost of junction improvements at Ladbroke Grove/Canal Way.
- 2) Grant planning permission.

TP/98/01187: 1



CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation, before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) **the materials to be used on the external faces of the building(s).**
(C011)
Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R011)

3. **Full particulars of the following shall be submitted to, and approved in writing by, the Executive Director, Planning and Conservation, before the development hereby permitted commences, and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) **a landscaping and tree/shrub planting scheme;**
 - (b) **a hard landscaping scheme, including any paths and the surfacing materials to be used;**
(C016)
Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)

4. **All planting, seeding and turfing, forming part of the approved details of landscaping, shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the first planting and seeding season referred to above, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives its written consent to any variation. (C018)**
Reason - To protect the amenity of the area. (R018)

5. **The whole of the car parking accommodation shown on the drawings hereby approved shall be provided before the occupation of the development, and shall be permanently retained for the parking of vehicles in connection with the use of the building(s) and for no other purpose. (C029)**
Reason - To avoid adding to traffic congestion in the immediate area, to safeguard the amenity of the area, and to comply with the Council's Policies of traffic restraint. (R029)
6. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
7. **Prior to any works commencing on site, a detailed remediation strategy shall be submitted in writing to, and be approved in writing by the Executive Director, Planning and Conservation in consultation with the Director of Environmental Health, and such remediation shall be carried out in accordance with the agreed strategy prior to first implementation of the development hereby approved.**
Reason - To ensure that the site is decontaminated to a satisfactory standard.
8. **The floor area devoted to concessions within the store as extended as hereby permitted, shall be restricted to no more than 200 square metres.**
Reason - To ensure that the retail vitality and viability of the Borough and surrounding area is not compromised.
9. **No more than 15% of the floor area of the store as extended as hereby permitted shall be used for the sale and display of Comparison Goods.**
Reason - To ensure that the retail vitality and viability of the Borough and surrounding area is not compromised.
10. **The store as extended as hereby approved shall not be used as a retail warehouse, warehouse club, factory outlet or a 'Do-it-yourself' store.**
Reason - To ensure that the retail vitality and viability of the Borough and surrounding area is not compromised.
11. **Prior to any works commencing on site, a detailed risk assessment shall be submitted in writing to, and be approved in writing, by the Executive Director, Planning and Conservation, in consultation with the Director of Environmental Health, and such remediation shall be carried out in accordance with the agreed strategy prior to first implementation of the development hereby approved. Such risk assessment shall incorporate analyses and recommendations in respect of contamination of soil, groundwater, and air in relation to the prevention of harm to the end users of the development hereby permitted.**
Reason - To ensure that the site is decontaminated to a satisfactory standard.

INFORMATIVES

1. I05
2. I08
3. I09
4. I10
5. I21
6. I27
7. I30
8. I32
9. I38
10. I43
11. The sales and display area means that part of the store as extended which is used for the sale and display of goods together with other publicly accessible areas used for the provision of services to customers.
12. You are advised that a number of relevant policies of the Unitary Development Plan and Proposed Alterations thereto were used in the determination of this case, in particular, Policies CD16, CD19, CD25, TR39, TR41, S2, S7, PU12, PU13, S7a, S7b and S7c (I51)

1.0 THE SITE

- 1.1 The site, which is located to the north of Canal Way and to the east of its junction with Ladbroke Grove, comprises a part single, part two storey retail store of approximately 6,000 sq.m in floor area, and 456 car parking spaces. The single point of vehicular access is gained from Canal Way. Within the south east corner of the site is a petrol filling station, and to the north of the site is located a coffee shop. The Grand Union canal runs directly to the north of the site.

2.0 THE PROPOSAL

- 2.1 It is proposed to erect a single storey extension to the east of the existing store with a gross floor area of approximately 1,350 sq.m. The extension will measure approximately 75m in length, 24m in depth and 7.4m in height.
- 2.2 The proposal would involve the demolition of the existing coffee shop and the reconfiguration of the parking layout in that area closest to the eastern elevation of the store. Fourteen car parking spaces would be lost as a result of the proposed extension, leaving a total of 442 spaces. A number of uses are proposed within the extension, including 920 sq.m of additional sales area, a restaurant, an ATM area, a small bank (15 sq.m), a newspaper outlet, and other 'concessions' of approximately 200 sq.m. The primary entrance would remain at the south eastern corner of the store, although a secondary exit/entrance would be provided at the north eastern corner.
- 2.3 External works would include a reconfigured parking layout and the formation of a hard and soft landscaped area to the north east of the extended store with direct access to and from the canal towpath. Additional cycle parking would also be provided.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The existing store was granted outline planning permission in June 1985. Details of the store were approved in December 1986, and construction works took place in 1990/1991.
- 3.2 Planning permission was granted for the erection of a two storey extension incorporating a sales area and entrance lobby on the ground floor together with improved landscaping in February 1993. This has been implemented.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main planning issues are considered to be the appearance of the extension and how its relates to the existing building and surrounding area, the retail

impact on the neighbourhood area and identified retail centres, and traffic and parking implications. Also for consideration is the inter-relationship with the canal, and potential ground and other contamination.

- 4.2 The most significant relevant policies contained within the Council's UDP are as follows:

CD16 (Resist development that would adversely affect the setting of the canal)
CD19 (Encourage improved access to the canalside)
CD25 (Seek a high standard of design and layout)
TR39 (Resist development resulting in congestion or safety issues)
TR41 (Parking provision for non residential development)
S2 (Permit new shop floorspace and extensions)
S7 (Resist large new shopping developments)
PU12 & PU13 (Contaminated land)

The Proposed Alterations to the UDP delete policy S7, and in its place introduce a new section relating to large new stores and shopping centres, based upon a sequential approach, which is consistent with PPG6 and PPG13. The relevant policies are:

S7a (Permit large retail development in shopping centres)
S7b (Retail development on the edge of shopping centres)
S7c (Retail development outside shopping centres).

- 4.3 In respect of the design issues, the proposal has been amended a number of times to accord with the requirements of the Council's Conservation and Design Officer. It has been recognised that the existing building is of unexceptional appearance, and does not form part of an overall pattern of development. Thus, the design merits of the extension should be viewed in this context. Of particular importance is the impact of the extension upon the canal side setting, and accordingly it has been considered necessary to seek to enhance the relationship with and contribution to the canal and towpath.
- 4.4 It is considered that the design approach is acceptable and is an improvement on elements of the existing building. The extension would be constructed in a variety of materials to match the existing building. These primarily comprise brickwork, glazing, metal, and aluminium polyester powder coated panel cladding. A number of devices have been employed to ensure that the extension relates satisfactorily to the canal and provides an increased sense of permeability into and out of the store and site. This has included relocating the extension closer to the canal, the introduction of a secondary means of exit and entrance to the store at its northern end, and the creation of a hard and soft landscaped courtyard area to the north of the extension, between the store and the canal towpath. British Waterways have been consulted and have no objection. They state that the proposal represents an opportunity to improve the waterside setting, that pedestrian and cycle access will be maintained, and that the demolition of the coffee house is welcomed as it opens up views of the canal and waterside environment. It is considered that the proposal meets the

requirements of Policies CD16, CD19 and CD25.

- 4.5 The relevant transportation issues primarily relate to the perceived increase in custom to the store and the consequent increased traffic generation, the loss of fourteen car parking spaces, and the reconfiguration of the car park. In terms of the latter, the Director Transportation and Highways confirms that the geometrical design standards set out in the "Planning Standards" chapter of the UDP have been met.
- 4.6 The applicant has submitted a detailed transportation report to address other parking and traffic issues. It is accepted that the reduction of the fourteen spaces will not lead to any demonstrable traffic impact. Survey work suggests that peak parking times are on Fridays at 14.30 and Saturdays at 12.00, at which times the car park is operating at 74% capacity and 78% capacity, respectively. However, it should be recognised that there may be occasions when this pattern is not followed, such as the Christmas period. Nevertheless, this is not considered to invalidate the general conclusion that there is spare capacity in the car park at present. The Council's most up to date parking policies seek to reduce reliance on the private car for non essential trips, and thus the reduction in the number of car parking spaces would be consistent with this objective. Policy CD41 of the UDP seeks to limit the number off-street parking spaces provided in non residential development to meet essential need only. Of additional relevance is the proximity of a bus terminus and stand to the immediate east of the site, on Canal Way, which provides high public transport accessibility.
- 4.7 The extension would undoubtedly result in an increase in traffic generation to the store. The applicant's Transportation report suggests that this figure would equate to 5.4%. The Director Transportation and Highways considers that this is a reasonable assumption, and may be a slight over estimate, but notwithstanding, this growth in projected demand is still below the revised capacity of the car park. Particular regard has been taken of the implications of increased traffic demand upon the junction of Ladbroke Grove and Canal Way. Given the proximity of the adjoining Kensal Gasworks site, the traffic implications as they affect the junction and Canal Way have been treated as being inter-related. The junction improvements that have now been agreed by the Council's Highways and Traffic Committee acknowledge the impact of both the Gasworks proposal and this application proposal. The works proposed to the junction are considered to satisfactorily address the highway implications of this application. The applicant has confirmed a willingness to enter into a Section 106 agreement to contribute to 25% of the cost of the junction improvements up to a maximum of £30,000. This is incorporated into the recommendation.
- 4.8 The site is located on an area of known ground contamination. The Borough Environmental Health Officer has advised that an additional site investigation report should be carried out and an appropriate remediation strategy devised before any works are carried out on the site. In response the applicant has provided detailed contamination and ground investigation reports. Subsequent

reports relating to asbestos and gas analysis have also been submitted. The various reports have been evaluated by the Council's Environmental Quality Unit, who advise that the site investigations are acceptable and have been carried out to adopted standards. It is however noted that the final gas monitoring analysis results have not been presented. It is considered prudent to impose a carefully worded condition, as was done on the Kensal Gasworks application, which requires that prior to any works commencing a detailed remediation strategy shall be submitted and agreed in consultation with the Director of Environmental Health, and such remediation shall be carried out in accordance with the agreed strategy. It is advised that the remediation strategy should include drawings and diagrams to amplify the works to be carried out, should address underground services and how they would deal with these obstructions, and address the removal of contaminated material. The applicant is also requested to investigate the introduction of environmental controls, i.e. monitoring for asbestos in the air when carrying out the works. The Director of Environmental Health has also asked for the imposition of a condition which requires the submission of a risk assessment in relation to the contamination of soil or groundwater or the presence of asbestos in respect of the prevention of harm to end users. This can be submitted as a separate document, or part of the remediation strategy.

- 4.9 The application raises a number of important shopping policy issues, both at local level (UDP) and national level (PPG6 and PPG13). The government has recently clarified that PPG6 requires developers to demonstrate the need for new retail development. This includes extensions to existing retail development as well as new retail proposals. It is advised that the need for a proposed development should not be regarded as being fulfilled solely by showing that there is capacity (in physical terms) or demand (in terms of available expenditure). It is necessary to consider the wider needs of the community. Local planning authorities are also required to determine such applications based upon a sequential approach, in respect of centre, edge of centre, and out of centre. Given that the application site is neither in an identified shopping centre, nor on the edge of a centre, the development is considered to be out of centre. In these circumstances the first stage is to demonstrate that the proposal is needed, and the second stage is to demonstrate that there are no alternative town centre or edge of centre opportunities to meet this need.
- 4.10 The proposed alterations to the UDP introduce a number of new shopping policies, based upon the sequential approach. Policy S7c states that proposals for large new retail development located on sites outside existing shopping centres will only be acceptable where it can be shown that there is a clearly established need for the development, there are no suitable viable and available edge of centre sites and that the development would be accessible by a choice of means of transport other than the car. Other qualifying criteria are that the proposal does not have a detrimental effect on the vitality and viability of any existing shopping centres, result in a material increase in traffic movement on the existing road network, or result in any material reduction in residential character or amenity.

- 4.11 At the request of the local planning authority the applicant has been required to submit a Retail Impact Assessment to demonstrate compliance with both local and national shopping policy. The Council have instructed an independent firm of planning consultants, Nathaniel Litchfield and Partners (NLP), specialising in retail planning to verify the findings of the applicant. The conclusions drawn by the applicant are that the proposal would not result in significant additional impacts and would not therefore alter trading patterns within the primary catchment area and that all of the larger defined centres are considered to be reasonably healthy and robust. It is further concluded that the proposal is unlikely to harm the vitality and viability of any centre or anchor convenience store.
- 4.12 In response, NLP give a broadly positive response. They state that there is quantitative scope for the proposed extension, and that there is unlikely to be an adverse impact upon existing food stores. There are no obvious areas of food superstores within the Borough, and there does not appear to be a need to allocate a further site for a large food store development. The proposal would provide a better choice of products and would reduce customer congestion. Most of the existing food stores in North Kensington cater for basket and 'top-up' food shopping, rather than bulk food shopping. The proposal would improve customer accessibility and will reduce the need for residents to travel outside of the Borough to visit a store of this size.
- 4.13 In terms of the sequential approach, NLP state that there is evidence to suggest that there is a community need for the proposed extension, as well as physical capacity and expenditure demand. There would be a qualitative and quantitative benefit to customers. However, it is recommended that conditions be imposed to restrict the proportion of 'comparison' goods and the floor area allocated to concessions.
- 4.14 It is therefore considered that the application complies with the shopping policies within the UDP, and accords with government guidance on retail development.

5.0 PUBLIC CONSULTATION

- 5.1 One hundred and thirty letters were sent to neighbouring residents and businesses. Three letters of objection have been received.
- 5.2 A resident in Elgin Crescent (approximately 1500m from the application site) raises concerns about increased traffic in the area, increased activity, noise, and pollution, and lost trade for local shop owners. The Canalside Activity Centre raises concern in respect of the impact of the building works on the users of the Centre, some of which are young and disabled. The Open Spaces Society raise some concerns and express some support. They note that the proposal shows no alterations to the unloading bay and the service yard, and object to any parking of goods vehicles on the highway at any time. They welcome the

reduction in car parking which should mean greater encouragement of pedestrians and public transport.

In response, the majority of these issues have been addressed in the report. The impact of building works is not a material planning consideration. There is no evidence to suggest that the proposal will result in vehicles blocking or parking on the highway. Given the location and nature and distribution of land uses in the surrounding area it is not considered that any material harm would be caused in respect of activity and noise. The Director of Environmental Health has confirmed that there will be no adverse noise or nuisance issues given the relative isolation of the site.

6.0 RECOMMENDATION

- 6.1 Grant planning permission, subject to a Section 106 agreement to secure a financial contribution of 25%, up to a maximum of £30,000, towards the cost of junction improvements at Ladbroke Grove and Canal Way.

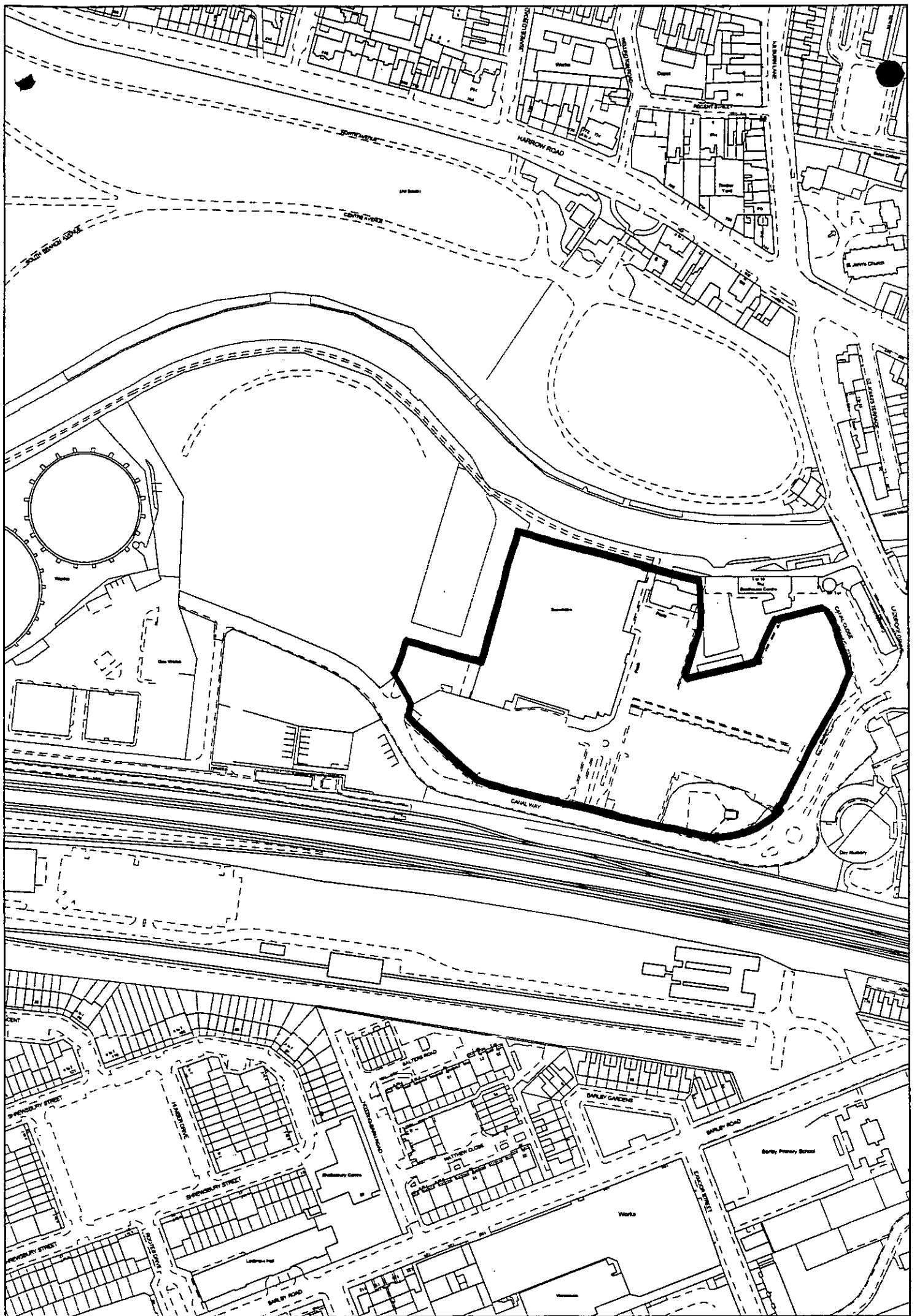
M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file TP/98/01187 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: RT
Report Approved By: DT/LAWJ
Date Report Approved: 05/04/2001

PSC0401/RT.REP



ENVIRONMENTAL SERVICES

COUNCIL OFFICES PEMBROKE ROAD LONDON W8 6PW

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

Director of Environmental Health PAUL MORSE Msc MCIEH

Mr Iain Robertson
Bettridge Turner & Partners
Cobham Gate
34 Anyards Road, Cobham
Surrey KT11 2LA

Switchboard: 0207-937-5464
Extension: x5760
Direct Line: 0207-341-5760
Facsimile: 0207-341-5645
Email: dehalg@rbkc.gov.uk
Website: www.rbkc.gov.uk

04 April 2001

My reference:

Your reference: IR/jf/20176

Please ask for: Amanda Gudgin

Dear Iain

Proposed Extension to Sainsburys store, Canal Way, North Kensington

I have been asked to write to you by officers in the Planning department, to inform you of the recommendations which have been made by Environmental Health with regard to land contamination on the above site.

Environmental Health have recommended that a condition be placed upon any planning permission to ensure that the outstanding site investigations located within the existing store (as agreed in the Methodology and Scope of works document dated November 2000) are completed, a comprehensive 'risk assessment' is undertaken and a remediation strategy is produced. All documents must be submitted and approved by the Council prior to development and the remediation must be carried out in accordance with the approved remediation strategy.

A risk assessment must be carried out in addition to the remediation strategy, as I am sure you are aware, contamination can give rise to hazards which put at risk people working on the site, the occupiers and users of the buildings, and the buildings and services themselves. The site investigation report submitted to the Council, unfortunately did not consider the risks and stated that *'no analyses, or recommendations in respect of contamination of soil or groundwater or the presence of asbestos are made in respect of the prevention of harm to end-users within this report.'* Therefore the risks must be assessed, documented and submitted to the Council. The risk assessment can form part of the remediation strategy report or can be a stand alone document.

Your sincerely

Amanda Gudgin
Environmental Scientist

ENVIRONMENTAL SERVICES

COUNCIL OFFICES PEMBROKE ROAD LONDON W8 6PW

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

Director of Environmental Health PAUL MORSE Msc MCIEH

Mr Iain Robertson
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Direct Line: 0207-341-5760
Facsimile: 0207-341-5645
Email: dehalg@rbkc.gov.uk
Website: www.rbkc.gov.uk

29 March 2001

My reference:

Your reference: IR/jf/20176

Please ask for: Amanda Gudgin

Dear Iain

Proposed Extension to Sainsburys store, Canal Way, North Kensington

I write with reference to the final ground investigation results and assessment of contamination report which was submitted to the Environmental Health department on the 20 March 2001.

I note in the report on page 10, the final two month set of readings for gas monitoring will be sent as an addendum to this report. Please can you ensure that once you have received these results from Soils Limited, they are also sent to the Council to complete our records.

I would be grateful if you could also provide me assure that even though the flow rate on the gas monitoring equipment was faulty (page 11), this did not interfere with the instrument measuring the gas levels. I am concerned that if the flow meter was not registering a flow, then how did you know that a flow of air was passing through the instrument, for gas to be measured?

Your sincerely

Amanda Gudgin
Environmental Scientist

DIRECTORATE OF ENVIRONMENTAL SERVICES

TO: ROY THOMPSON
FROM: AMANDA GUDGIN
SUBJECT: PROPOSED EXTENSION TO SAINSBURYS STORE - CONTAMINATED LAND
DATE: 29 MARCH 2001

Roy

A copy of the contaminated land site investigation report and accompanying letter was received by Environmental Health on the 20th March, from Bettridge Turner & Partners.

I have reviewed the site investigation report and letter and have also studied all other documents relating to this site, which have been sent to Environmental Health from BTP.

As you will recall in my memo dated the 26th July 2000, I requested that the following issues were addressed prior to planning permission being granted. These were a gas survey, an asbestos survey and additional sampling in trial pits, where the foundations would be taking place. These additional investigations have now been undertaken and are documented in the latest site investigation report dated the 15th March 2001 by Soils Limited.

Please note that the investigation report is incomplete. The final gas monitoring analysis results (gas levels two months after installation) have not been presented. In the report it does state that these results will be an addendum to the report. Therefore I shall be writing to BTP to ensure that these are sent through to the Council, to complete our records.

In summary, the site investigation report states that 18 holes were dug to carry out investigations. Unfortunately, three of the holes had to be abandoned because the holes kept on collapsing and one hole hit a concrete obstruction and one hole could only go to a certain depth because it hit a service pipe. This therefore illustrates that difficulties will be encountered when installing the foundations. (The issue of obstructions encountered during works needs to be addressed in the remediation strategy). The overall results indicated that land contamination was evident. At several locations, when drilling the holes the 'made ground' was found to have a distinct hydrocarbon odour and two holes saw visible contamination in the London Clay. One hole found 'white asbestos' in the form of asbestos rope.

Environmental Health are satisfied with the site investigation work which has been carried out to date and are happy to proceed with placing a condition on the planning permission, to tackle the issue of the remediation strategy. But please note, that BTP have stated that three more holes will be dug inside the supermarket during the main construction works (to minimise disruption) in order to complete the site investigation work.

As outlined in my e-mail dated the 22nd February, the remediation strategy will need to be detailed. For example, drawings and diagrams about what they intend to do? They will need to consider 'services' and how these will be installed and how they will deal with obstructions when encountered? They also need to tell us how they will stockpile the

contaminated material to ensure that no-one comes into contact with it, whilst it is waiting to be disposed. They will need to undertake environmental controls i.e. monitoring for asbestos in the air when carrying out the work etc.....

A risk assessment must also be carried out in addition to the remediation strategy. As you will be aware, contamination can give rise to hazards which put at risk people working on the site, the occupiers and users of the buildings and land and the buildings and services etc. The site investigation report submitted to the Council, unfortunately did not consider the risks and in fact stated that "*no analyses, or recommendations in respect of contamination of soil or groundwater or the presence of asbestos are made in respect of the prevention of harm to end-users within this report*". Therefore the risks must be assessed and documented and submitted to the Council.

In conclusion, Environmental Health would recommend that the condition to be placed upon the planning permission must ensure that BTP completes the outstanding site investigations located within the existing store (as agreed in the Methodology and scope of works document dated November 2000), undertakes a comprehensive 'risk assessment' and produces a remediation strategy. All documents must be submitted and approved by the Council prior to development. The remediation must then be carried out in accordance with the approved remediation strategy.

Please contact me if you have any concerns about the above.

Amanda

Thompson, Roy: PC-PlanSvc

From: Gudgin, Amanda: ES-EnvHlth
Sent: 22 February 2001 13:34
To: Thompson, Roy: PC-PlanSvc
Subject: RE: Sainsbury's, Canal Way

Roy

Yes I received the letter yesterday (21/2/01). The letter indicates that asbestos is evident. (So we were right in getting them to go back to undertake some asbestos analysis (memo dated 11 January 2000)). Some gas has also been detected, but they are still monitoring for this.

Yes you are right I will not be able to reach a full conclusion about the site investigations until I have received the full site investigation report, I cannot just accept a brief summary in a letter

But going on what they say in their letter they are going to have to submit a 'remediation strategy', because contamination is clearly evident on the site. There is not enough detail in their letter under 'remediation proposals'. I will need diagrams and drawings about what they are going to do. They also do not mention 'services' and if these will be laid in clean inert material. I am particularly concerned where they are going to stockpile the contaminated material, before disposal? How will they ensure that no shoppers to Sainsbury's will be at risk from being exposed to the material. They will also need to undertake environmental controls i.e. monitoring for asbestos fibres in the air when they are carrying out the work.

Will you be responding to the letter to explain that we need the full report? and will we be asking for a remediation strategy prior to approval or as part of a condition?

Amanda

-----Original Message-----

From: Thompson, Roy: PC-PlanSvc
Sent: 21 February 2001 17:15
To: Gudgin, Amanda: ES-EnvHlth
Subject: Sainsbury's, Canal Way

Amanda,

I have received a copy of a letter dated 20th February from BTP and borehole logs from Soils Limited submitted in respect of the site investigation. According to the letter these details have been forwarded to you as well. It would appear that this submission relates only to preliminary findings, so I assume that no conclusions can be drawn thus far.

Could you confirm that you have received this letter and enclosure, and any views on the preliminary report.

Roy

(27)

DMWR

DOUGLAS MARRIOTT
WORBY · ROBINSON
CHARTERED ARCHITECTS

1 WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 020-7928 0456
FAX 020-7928 1593
E-MAIL mail@dmwr.co.uk

16 February 2001

1742/3.1/PH

Mr R Thompson
Executive Director,
Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC		C	SW	SE	ENF	AO ACK
20 FEB 2001							(74)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	POGO	

Dear Mr Thompson,

Re: Sainsburys Supermarkets Ltd Ladbroke Grove

Please find enclosed A3 Drawings Nos. 1742/A3/310 & 311 indicating the existing and proposed materials. We have also enclosed photographs of the existing store for your information.

Yours sincerely,

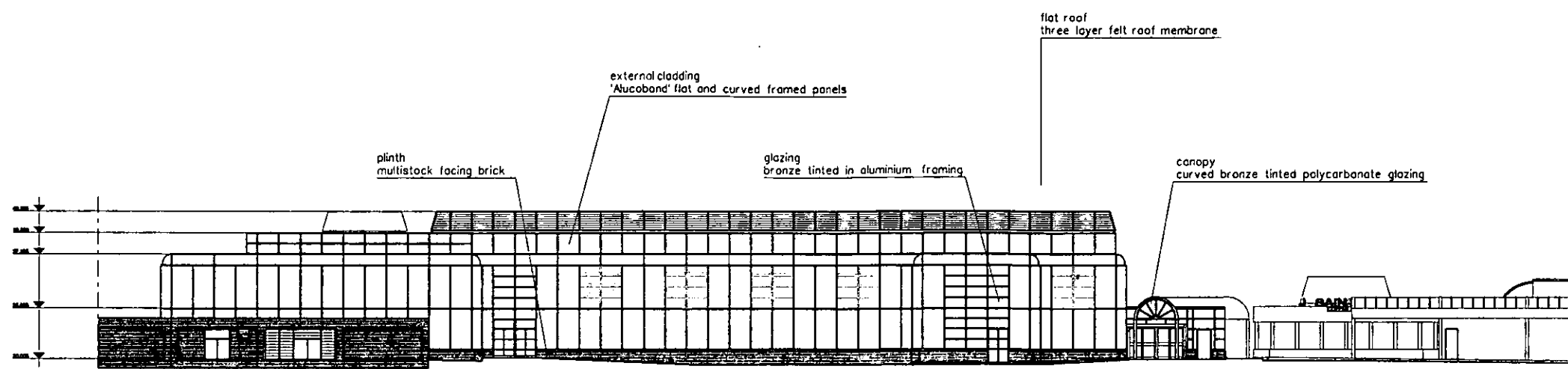
Paul Handley

c.c. Mr S Coles MVM Planning Ltd

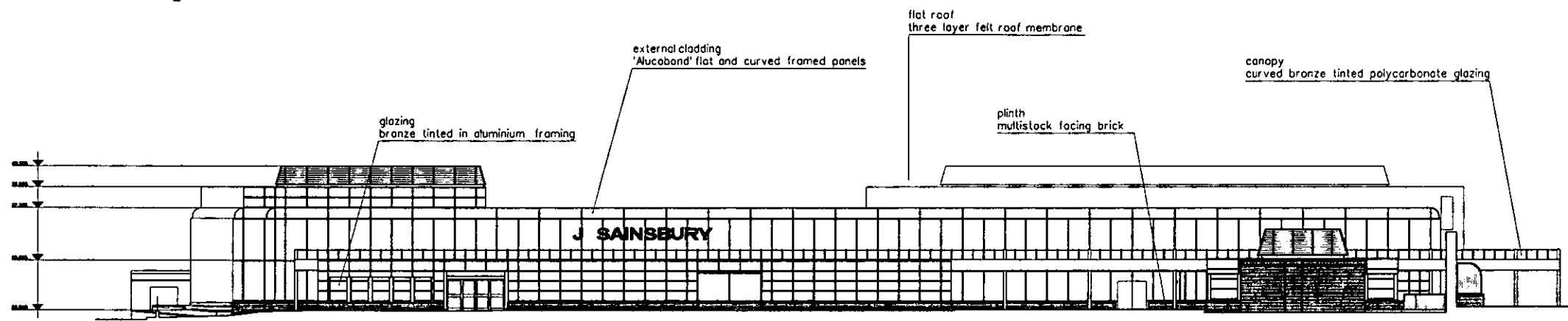
Enc: A3 Drawings as Noted.

USE DIMENSIONS DO NOT SCALE
 CONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE STARTING WORK
 THE DRAWING IS COPYRIGHT
 REVISIONS

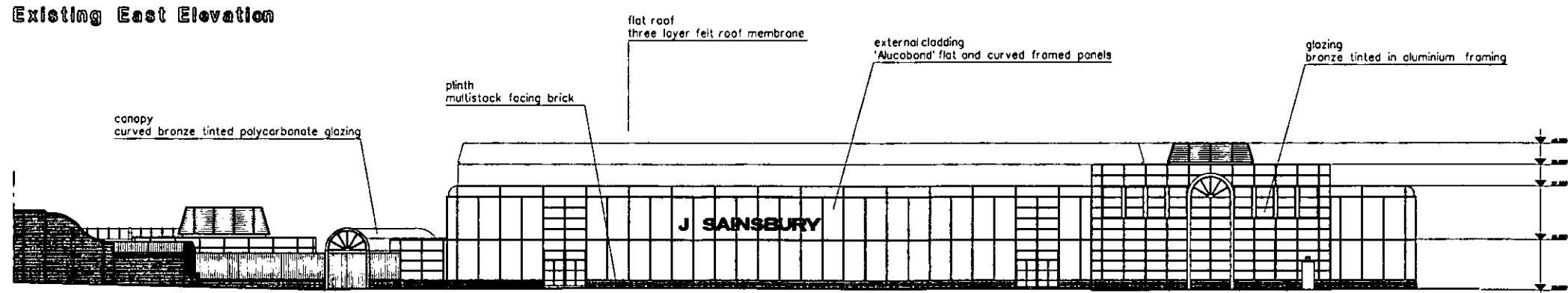
REV	NOTES	BY	CHKD	DATE



Existing South Elevation

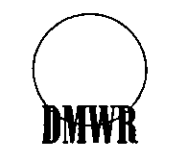


Existing East Elevation



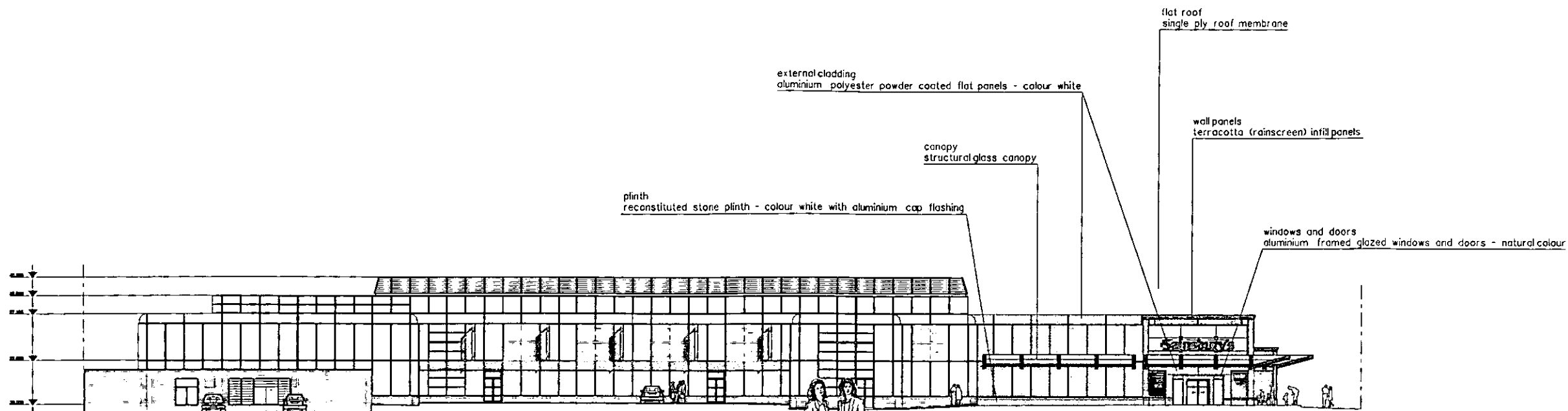
Existing North Elevation

R.B.K. & C.
TOWN PLANNING
 20 FEB 2001
RECEIVED

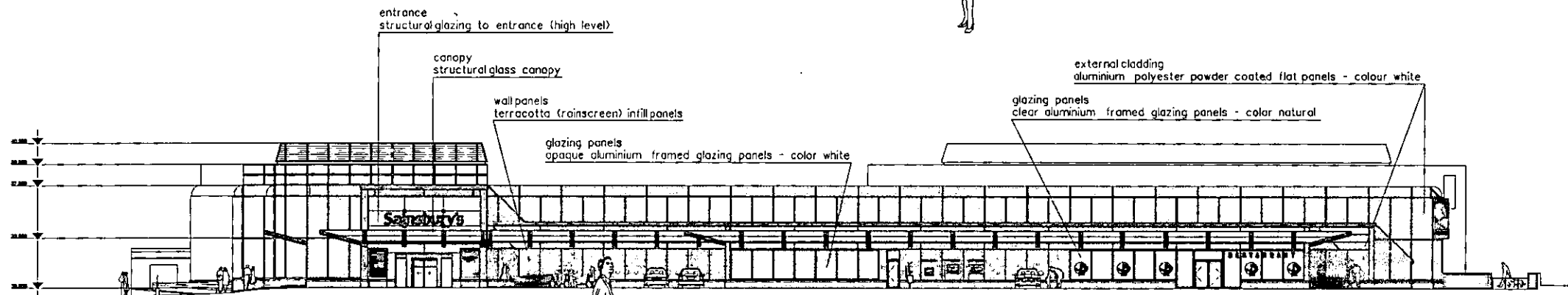


DMWR
 DOUGLAS MARRIOTT
 WORBY ROBINSON
 CHARTERED ARCHITECTS
 1 WESTMINSTER BRIDGE ROAD
 LONDON SE1 7PL
 TELEPHONE 0171-928 0456
 FAX 0171-928 1593

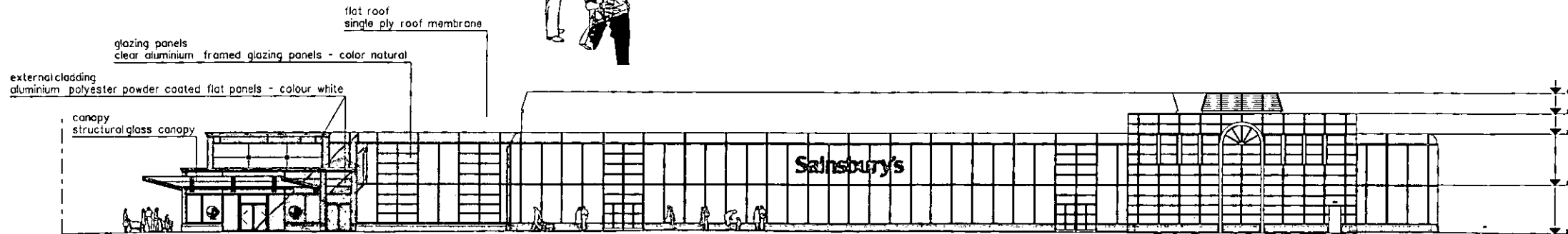
PROJECT Proposed Extension at Ladbroke Grove			
CLIENT Sainsbury's Supermarkets Ltd.			
DRAWING TITLE Existing Elevations			
PROJECT No. 1742	NORTH POINT		
DRAWING No. A3/310	REVISION		
DRAWN SDD	CHECKED	DATE Mar 00	SCALE 1:400&A3
IN ASSOCIATION WITH THE DMWR PARTNERSHIP MANCHESTER			



New South Elevation



New East Elevation



New North Elevation

USE DIMENSIONS DO NOT SCALE
CONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE STARTING WORK
THE DRAWING IS COPYRIGHT

REVISIONS				
REV	NOTES	BY	CHKD	DATE
A	New store front revised. Entrance relocated to corner. customer toilets / ATM's relocated	SMB		25/05/98
B	ATM Room located adjacent to entrance lobby.	KAC		20/07/98
C	Extension in external masonry walls	SDD		07/06/99
E	Stage II: feasibility report	SDD		13/03/00

R.B.K. & C.
TOWN PLANNING
20 FEB 2001
RECEIVED

DMWR
DOUGLAS MARRIOTT
WORBY ROBINSON
CHARTERED ARCHITECTS
1 WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 0171-928 0456
FAX 0171-928 1593

PROJECT Proposed Extension at Ladbroke Grove	
CLIENT Sainsbury's Supermarkets Ltd.	
DRAWING TITLE Proposed Elevations	
PROJECT No. 1742	NORTH POINT
DRAWING No. A3/311	REVISION E
DRAWN SDD	CHECKED DATE Mar 00
SCALE 1:400@A3	

Sainsbury's
Supermarkets

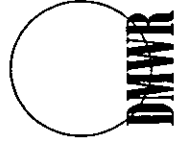
Ltd

LADBROKE
GROVE

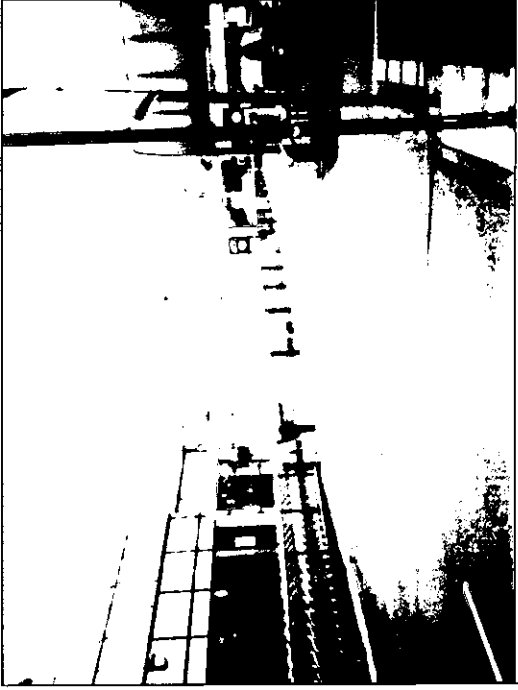
Existing
Building

External
Photographs

Nov
2000



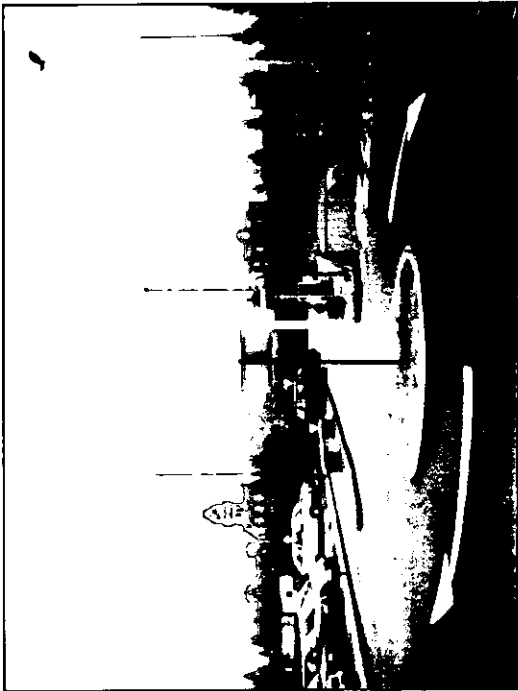
DOUGLAS WORBY
ROBINSON
CHARTERED ARCHITECTS



View from the car park



South elevation



Entrance/Exit to the car park



Main entrance to the store

R.B.K. & C.
TOWN PLANNING
20 FEB 2001
RECEIVED

Sainsbury's
Supermarkets

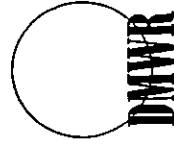
Ltd

LADBROKE
GROVE

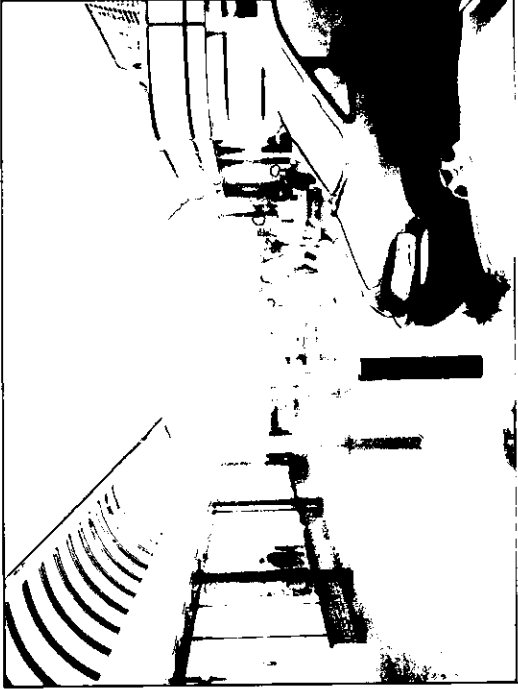
Existing
Building

External
Photographs

Nov
2000



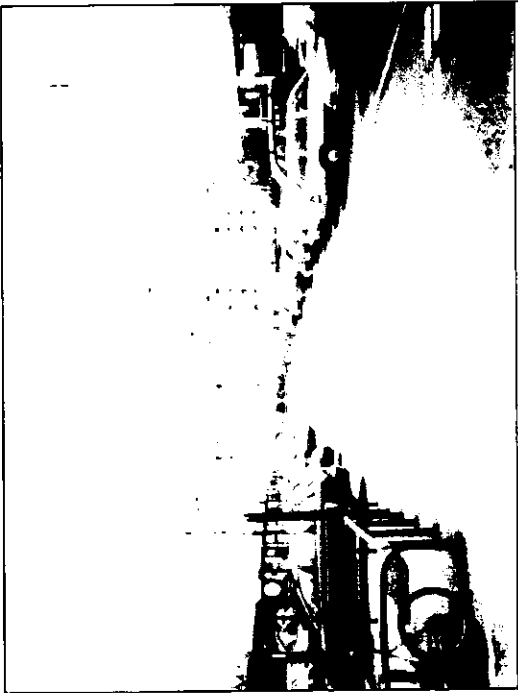
DOUGLAS MARRIOTT
WORBY ROBINSON
CHARTERED ARCHITECTS



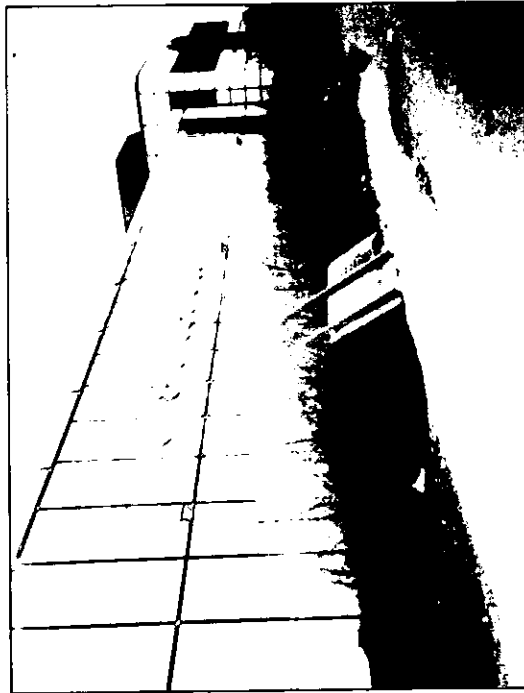
Covered walkway to the canal



View of the canal



View of the car park



North elevation

R.B.K. & C.
TOWN PLANNING
20 FEB 2001
RECEIVED

**FACSIMILE
TRANSMISSION**

CHARTERED ARCHITECTS
1 WESTMINSTER BRIDGE ROAD
LONDON, SE1 7PL

TEL: 020 7928 0456
FAX: 020 7928 1593



DOUGLAS MARRIOTT
WOLBY ROBINSON

DATE: 15/02/01	JOB No. / FILE REF: 1742 / 3.1 PH	No. Pages: 3
TO: Roy Thompson	COMPANY: LB of Kensington & Chelsea	Fax No.: 020 7361 3463
COPIES TO:	COMPANY	Fax No.:
FROM: Paul Handley	RE: Sainsburys Supermarkets Ltd Ladbroke Grove	Ext No. 254

MESSAGE:

Dear Sir,

Please see attached details of the materials existing & proposed for the extension.

Existing Materials

- External cladding – Alucobond flat and curved panels
- Glazing – Bronze tinted in aluminium framing
- Plinth – Multistock facing brick
- Canopy – Curved Bronze tinted Polycarbonate Glazing
- Flat Roof – Three Layer Felt Roof membrane

Proposed Materials to the Extension.

Materials to the Sales Area Extension

- External Cladding – Aluminium Polyester powder coated flat panels - colour white
- Glazing Panels – Opaque Aluminium framed glazing panels – colour white
- Plinth – Reconstituted stone plinth - colour white with aluminium cap flashing
- Canopy – Structural glass canopy
- Flat Roof – Single Ply Roof membrane

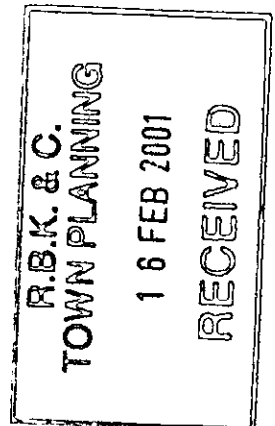
Materials to the New Entrance and Shopfront

- External Cladding – Aluminium Polyester powder coated flat panels - colour white
- Wall Panels – Terracotta (Rainscreen) Infill Panels
- Glazing Panels – Opaque Aluminium framed glazing panels – colour white
Clear Aluminium framed glazing panels – colour natural
- Plinth – Reconstituted stone plinth - colour white with aluminium cap flashing
- Windows and Doors – Aluminium framed glazed windows and doors – colour natural
- Entrance and Canopy - Structural glazing to entrance (high level) and canopy
- Flat Roof – Single Ply Roof membrane

I will send A3 drawings indicating the location of materials.

Yours Sincerely

Paul Handley



PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 020 7937 5464
Extension: 2701
Direct Line: 020 7361 2701

Facsimile: 020 7361 3463

13 March 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/RT/TP Your reference: 1024/SC
98/1187

Please ask for: Roy Thompson

For the attention of Mr Simon Cole

Dear Sirs,

Town and Country Planning Act, 1990
Proposed extension to Sainsbury's store, Canal Way, North Kensington

I write further to recent correspondence and telephone conversations in respect of the above.

Despite assurances from Mr Robertson of BTP that the final land contamination report would be forthcoming in a matter of days, I have still not received any communication since 20th February when the preliminary result were submitted.

Consequently, I write to inform you that I am proposing to report the application to the Planning Services Committee on 25th April, based upon the information before me. It is unlikely that a favourable recommendation will be given.

Yours sincerely,

Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

Pharlet

DGSW

MVMPLANNING

chartered town planners

MVM Planning Limited
Ropemaker Court 12 Lower Park Row Bristol BS1 5BN
Tel: 0117 925 4393 Fax: 0117 925 4239
Email : Mail@MVMPlanning.co.uk

*fax message***To:** Roy Thompson**Company:** MVM Planning Ltd**Fax:** 020 7361 3463**Date:** 16/03/2001**From:** Gary Morris**Pages** (inc this page): 1**Re:** Sainsbury's, Canal Way**MVM** 1024**Ref:**

Further to your letter of 13 March 2001, we have spoken to Mr Robertson of BTP in respect of the outstanding information. Mr Robertson has been waiting a 'soils report' which, he has been assured, will be with him by Monday. Mr Robertson will then send the final report to yourselves in Monday's post.

We trust this is acceptable and that you will delay your report to planning committee pending consideration of this report. Mr David Lowin of this office will be the contact for this project from hereon and I would be grateful if you could contact him, or myself, should you have any queries.

Regards

Gary Morris

Please telephone 0117 925 4393 if you cannot read this fax

file note Re: Town and Country Planning (Shopping
Development) (England + Wales) (No. 2) Director 1993

Spoke to Jan Zukowski to determine whether the above
Director applies, which would require the Secretary of State
to be consulted.

JZ's view is that as the extension falls below $2,500\text{m}^2$,
the Director, although still relevant, does not apply. Extension
is approximately $1,150\text{m}^2$.

R. Mounif

15.1.01



Thompson, Roy: PC-PlanSvc

From: Gudgin, Amanda: ES-EnvHlth
Sent: 11 December 2000 12:14
To: Thompson, Roy: PC-PlanSvc
Subject: RE: Sainsbury's extension

Roy

A lot of a site investigation involves visual identification, including looking for the signs of asbestos. I talked this over with Guy and we both reached the conclusion that unless they can put forward a good case as to why this can't be carried out during daylight hours then it can't be done at night. The scenario we thought about was 'what if the site investigation comes back and says that there is no contamination. We would seriously question then if they were able to see adequately the soil to identify any contamination to sample. It would put me in a difficult position to say whether the investigation was credible and could be reliable upon. I have never heard of an investigation being carried out at night and I think Sainsburys don't want to loose the parking places with the run up to Christmas. This assessment needs to be carried out properly considering they are on a old gas works site. And bearing in mind this is the second time around for doing this work I don't really want to start doubting their assessment this time.

But as I say in my letter, if they put forward a good case as to why this can't been done during daylight hours then I would reconsider the position.

And yes I would have to wait for the site investigation to be submitted and I would presume a remediation strategy would have to be documented as there is bound to be contaminated on the site.

Amanda

-----Original Message-----

From: Thompson, Roy: PC-PlanSvc
Sent: 08 December 2000 16:04
To: Gudgin, Amanda: ES-EnvHlth
Subject: Sainsbury's extension

Mandy,

Is their proposal to carry out the investigation during night time a complete no no, or is it just desirable to carry out these works during the day?

At what point would you be happy to give the go ahead on the scheme? I assume that you would have to wait for the report to be submitted, which I understand will be approx. 4 weeks on from the completion of the investigation.

Roy.

ENVIRONMENTAL SERVICES

COUNCIL OFFICES PEMBROKE ROAD LONDON W8 6PW

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

Director of Environmental Health PAUL MORSE Msc MCIEH

Mr Iain Robertson
Bettridge Turner & Partners
Cobham Gate
34 Anyards Road
Cobham
Surrey KT11 2LA

Switchboard: 0207-937-5464
Extension: x5760
Direct Line: 0207-341-5760
Facsimile: 0207-341-5645
Email: dehalg@rbkc.gov.uk
Website: www.rbkc.gov.uk

07 December 2000

My reference:

Your reference:

Please ask for: Amanda Gudgin

Dear Iain

PROPOSED EXTENSION TO SAINSBURYS STORE, CANAL WAY, NORTH KENSINGTON CONTAMINATION INVESTIGATION

Further to your telephone conversation on Tuesday 5th December 2000, I am writing to inform you that the Environmental Health department finds it unacceptable to carry out a contaminated land site investigation at night.

As referenced in your methodology statement some areas of the site investigations will involve visual identification and the use of artificial light will make contamination more difficult to see. The contaminated land site investigation must be carried out during daylight hours.

Unless your client is able to put forward a good case as to why it is not practicable possible to carry out this investigation during daylight hours, it would be likely that the Council would question the reliability of the site investigation.

Yours sincerely

Amanda Gudgin
Environmental Scientist

① PC + CB

② RT

Our reference: SSL.LADBROKE.99108.1

29th November 2000

Executive Director Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Horton Street
London
W8 7NX

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	A	C	SW	DE	ENF	AO ACK
- 4 DEC 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Handwritten notes: CT, 4/12/2000, AS

For the attention of Mr R Thompson

Dear Sir/ Madam,

**Proposed Foodstore Extension, Canal Way, Ladbroke Grove
Sainsbury's Supermarkets Limited**

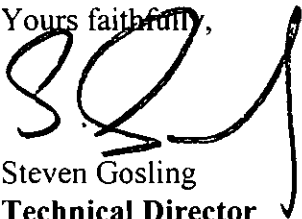
We refer to your letter dated 23rd November 2000, addressed to S Coles of MVM Planning Limited, and the subsequent telephone conversation with Mr Thompson.

It is confirmed that the applicant, Sainsbury's Supermarkets Limited, is prepared to enter a S106 agreement with your authority to secure a financial contribution towards off site highway works. The contribution would be towards highway improvements associated with the junction of Canal Way with Ladbroke Grove. It is understood that the form of junction improvement consists of modifications to the existing mini roundabout.

The applicant's contribution would equate to 25% of the total construction cost up to a maximum of £30,000 (Thirty Thousand).

Based on the above, it is understood that officers are now in a position to recommend that this application be approved on highway and transportation grounds. Should this not be the case please contact this office upon receipt of this letter.

Yours faithfully,



Steven Gosling
Technical Director

cc. Simon Coles
R Cooper

MVM Planning Ltd
Bettridge Turner and partners

Mayer Brown Limited
Mayer Brown House, 77-79 Maybury Road
Woking, Surrey, GU21 5JH
Tel 01483 750508 Fax 01483 750437
email wokingoffice@mayerbrown.co.uk

Directors: William N Mayer B.Sc., M.Sc., C.Eng., M.I.C.E.
Anthony M Brown B.A., M.C.I.T., M.I.H.T.
Timothy P Moore B.Sc(Eng), C.Eng., M.I.C.E., M.I.H.T.
Philip L Stanton B.A(Eng), C.Eng., M.I.C.E., D.I.P.T.P.

Technical Directors: Nicholas P Bradshaw M.C.I.T.
Paul Stocker M.C.I.T., M.I.H.T.
Steven Gosling I.Eng., F.I.H.I.E., M.I.H.T.

Associates: Martin R Knowles BEng (Hons)
Philip A Bell BEng (Hons), M.I.H.T.
Colin B White BEng (Hons), M.C.I.T., M.I.H.T.

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THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

WITH THE COMPLIMENTS OF THE
DIRECTOR OF ENVIRONMENTAL HEALTH

Roy

Re: Sainsburys proposed extension

See attached.

Amanda

COUNCIL OFFICES
37 PEMBROKE ROAD
LONDON W8 6PW

SWITCHBOARD: 020 7937 5464
DIRECT LINE: 020 7341-5760

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ENVIRONMENTAL SERVICES

COUNCIL OFFICES PEMBROKE ROAD LONDON W8 6PW

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

Director of Environmental Health PAUL MORSE Msc MCIEH

Mr Iain Robertson
Bettridge Turner & Partners
Cobham Gate
34 Anyards Road
Cobham
Surrey KT11 2LA

Switchboard: 0207-937-5464
Extension: x5760
Direct Line: 0207-341-5760
Facsimile: 0207-341-5645
Email: dehalg@rbkc.gov.uk
Website: www.rbkc.gov.uk

04 December 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for: Amanda Gudgin

Dear Iain

**RE: PROPOSED EXTENSION SAINSBURYS STORE, 2 CANAL WAY, NORTH
KENSINGTON**

Thank you for your letter dated the 29 November.

I acknowledge receipt of the methodology document for the above location and am satisfied with your approach. I have sent a copy of this document to the Planning Department for the attention of Mr Roy Thompson.

Please ensure that a copy of the site investigation is sent to the Council once the investigations are complete.

Yours sincerely

Miss Amanda Gudgin
Environmental Scientist

**PROPOSED EXTENSION TO
SAINSBURY'S STORE
CANAL WAY, NORTH KENSINGTON
METHODOLOGY AND SCOPE OF WORK
FOR CONTAMINATION INVESTIGATION**

BTP

CONSULTING CIVIL AND
STRUCTURAL ENGINEERS &
TRANSPORTATION PLANNERS



Bettridge Turner & Partners

**PROPOSED EXTENSION TO
SAINSBURY'S STORE
CANAL WAY, NORTH KENSINGTON
METHODOLOGY AND SCOPE OF WORK
FOR CONTAMINATION INVESTIGATION**

Engineer:

Bettridge Turner & Partners
34 Anyards Road
Cobham
Surrey
KT11 2LA

Job No. 20176	Prepared By I. Robertson	Approved By I Robertson	Status Draft	Issue Date November 2000
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CONTENTS

1.0 INTRODUCTION..... 3

2.0 GENERAL..... 3

3.0 WINDOW SAMPLED BOREHOLES 4

4.0 TESTING..... 5

1.0 INTRODUCTION

1.1 A contamination investigation is required to be carried out for the proposed extension to the Sainsbury's store at Canal Way, North Kensington. This document sets out the methodology for the investigation.

2.0 GENERAL

2.1 The site is a former gas works site and is known to be contaminated. An extensive contamination investigation was carried out prior to the supermarket development. The site was remediated prior to development by removal of the worst materials and placing a clean cover, although there are no formal records.

2.2 The purpose of this investigation is to assess the contamination of the material arising from the excavations for the pile caps and piles. This material is known to have the potential to be contaminated and therefore will require to be disposed of offsite. The main question is whether any of the material would be classed as Special Waste. This is primarily a commercial matter. The contractor will be required to take precautions to ensure the safety of members of the public and site workers as a matter of course, whatever the findings of this investigation.

The investigation will also allow risks to other receptors to be assessed.

2.3 The site is known to have the potential for gassing and the new building will be protected by a gas protection system, compatible with the system in place on the existing main store, irrespective of the findings of gas testing.

3.0 WINDOW SAMPLED BOREHOLES

3.1 The plan in Appendix A shows the proposed layout of columns for the extension. Each column will be founded on a pilecap and piles. Some of the columns are closely spaced and it is proposed that one window sampled borehole will cover both columns in this case. The proposed location of window sampled boreholes is shown on the plan in Appendix A. A total of 20 window sampled boreholes are proposed. The window sampled boreholes 1 to 3 are located within the existing store. It is proposed that these will be carried out during the main construction works in order to minimise disruption.

It is proposed to use a window sampling device to form the window sampled boreholes. This forms a hole approximately 50mm in diameter and allows samples to be taken for analysis. The window sampler has the advantage of keeping disturbance of the ground to a minimum.

The window sampled boreholes will be taken to the base of the fill (i.e. to the top of the underlying London clay) which is anticipated to be an average of 3m thick and not more than 4m. It is noted that there are large concrete obstructions at some locations in the fill, and that it may not be possible to penetrate these, although reasonable efforts will be made. If it is not possible to penetrate an obstruction another effort will be made after moving the hole 1m away.

Starter pits will be dug by hand through the car park surfacing prior to window sampling to about 1m depth to avoid services. All holes will be reinstated.

The window sampler provides a complete profile of the soil, from which a log is prepared. Samples will be taken every metre, or where there is a change in strata, or where there is visual evidence of contamination.

4.0 TESTING

4.1 General Contamination

Contamination testing (ICRCL suite of tests) will be carried out on random samples from 50% of the window sampled boreholes. Any material that is obviously visually contaminated will also be tested. It is considered that this will be an acceptable coverage of the site in terms of classifying the materials for disposal for the following reasons.

The area of the proposed extension is approximately $20\text{m} \times 80\text{m} = 1600\text{m}^2 = 0.16\text{Ha}$. The 'Code of Practice for the identification of potentially contaminated land and its investigation', DD175, BSI, 1988, recommends a minimum number of sampling points of 15 for a 0.5ha site. By proportion, the number for this site would be 5. It is proposed to sample at 19 points, and test 10, i.e. double the number recommended in the code of practice.

It is noted that the above Code of Practice is for sites which are unknown, yet there is a lot of information from previous investigations at this site.

Gross contamination, e.g. tar, or 'blue billy', will be visible in the sample, and will be tested in addition to the 10 'random' tests mentioned above.

4.2 Asbestos

Asbestos has been identified at an adjacent development site.

The contractor for the foundation works must assume that asbestos fibres may be encountered during the excavation, whatever the outcome of this investigation, and take appropriate precautions.

Testing

Asbestos screening will be carried out in a laboratory on a random sample from each borehole. Any asbestos fibres visually identified in the samples will also be testing.

It is considered that the above scope of testing will adequately define the risk posed by asbestos. As stated above, it will be assumed during the development work that asbestos may be present, and appropriate precautions taken by the contractor.

4.3 Gas Monitoring

Gas monitoring will be carried out in 3 No. standpipes installed in the window sampled boreholes 5, 8 and 12, as shown on the attached plan. Gas (carbon dioxide and methane) will be monitored by a portable device at the top of the standpipe at the following intervals:

End of siteworks

1 week after

1 month after

2 months after

APPENDIX A

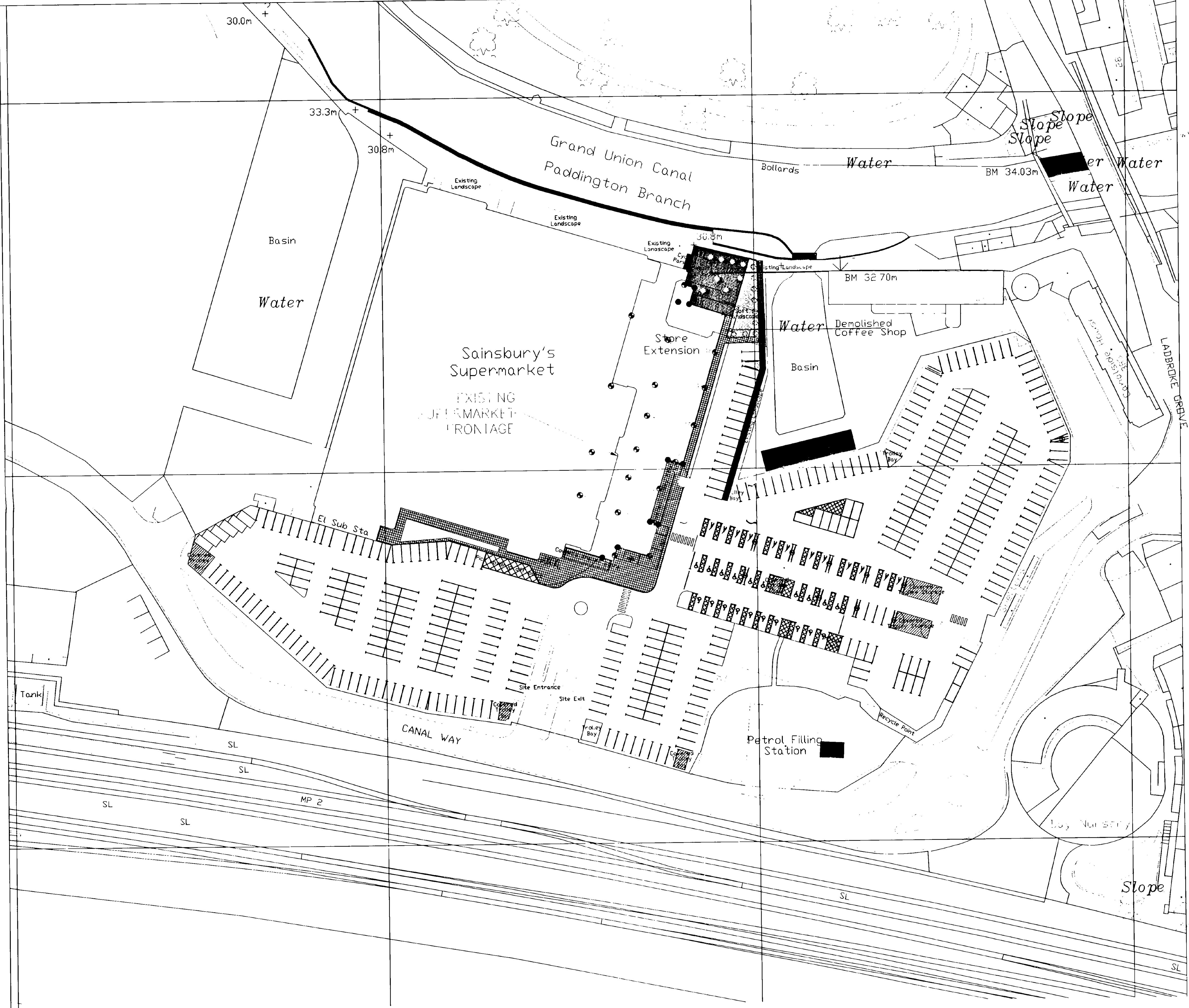
**PLAN SHOWING PROPOSED LOCATION
OF WINDOW SAMPLED BOREHOLES**

- PROPOSED LOCATION OF WINDOW SAMPLED EXPLORATORY HOLE COLUMN LOCATION (1-11, 14, 17-18)
- PROPOSED LOCATION OF NEW COLUMN, PILECAP AND PILES.

NOTES

BOREHOLES 1, 13, AND 3 ARE WITHIN THE EXISTING STORE. IN ORDER TO AVOID DISRUPTION THESE WILL BE TRIELED DURING THE CONSTRUCTION WORK PRIOR TO PILING.

BOREHOLES 1, 11, 14, 16-20 ARE LOCATED EXACTLY ON THE POSITIONS OF NEW COLUMNS. BOREHOLES 12, 15 AND 18 ARE LOCATED BETWEEN LOGGELY SPACED COLUMNS.



Rev	Date	Amendments	Drawn By	Approved By

BTP Bettridge Turner and Partners
 Consulting Civil Engineers and Transportation Planners

24 Axbridge Road, Colchester, Essex, CO1 1EA
 Tel: 02062 687772 Fax: 02062 386094

130 Worcester Rd, Worcester, WWR, WR1 3SA
 Tel: 01902 784764 Fax: 01902 774630

Berkshire, PO Box 330, Berkshire, RG4 3UP
 Tel: 01494 000776 Fax: 01494 000772

Client
SAINSBURY'S SUPERMARKETS LTD

Client Ref:
PROPOSED EXTENSION AT LADBROKE GROVE

Job Title
PROPOSED LOCATION OF WINDOW SAMPLED BOREHOLES

Scale: 1:500

DO NOT SCALE THIS DRAWING

Drawn by	Date	Checked by	Date	Approved by	Date
DJT	12.10.00	I.R.	11.10.00	I.R.	12.10.00

Drawing No. **20176/001**

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① PC + CB
② RT

FAO R Thompson Esq
Executive Director, Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

MVM Planning Limited
Ropemaker Court
12 Lower Park Row
Bristol BS1 5BN

Tel: 0117 925 4393
Fax: 0117 925 4239
Email: mail@mvmplanning.co.uk

BY FAX AND POST

Your Ref:

Our Ref: 1024/SC/rcf

Date: 27 November 2000

Dear Sir/Madam

**SAINSBURY'S, CANAL WAY, NORTH KENSINGTON
PROPOSED EXTENSION AND IMPROVEMENTS
REF. 98/1187**

✓
CT
29/11/2000.

We write further to your letter of 23 November 2000 in connection with the above. We respond to the three points you raise in turn.

1. Despite negotiations and exchanges of correspondence with your Environmental Health colleague, Amanda Gudgeon, it has not been possible to agree a scoping report for the gas and asbestos survey. We are seeking to progress this matter as quickly as possible. From the date of agreement of the scoping report, we should be in a position to submit our report to you within four weeks, Christmas holidays permitting.
2. We confirm that we would be willing to accept a condition restricting level of comparison sales from the extended store to 15%. You will be aware that we suggested an appropriate form of words for the condition in our letter of 28 July 1998. Perhaps you could confirm that this form of words is acceptable.
3. We confirm that we will liase with Peabody/Buchanan's and formally confirm Sainsbury's position with you by 8 December 2000.

We are, therefore, very close to resolving all outstanding matters to your satisfaction. In these circumstances, we trust that you will feel able to await the submission of outstanding information before you present the application to Committee.

Yours faithfully

SCC
Simon Coles
Principal Planner
for and on behalf of
MVM PLANNING LTD

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cc. H Grala - Sainsbury's Supermarkets Ltd
P Handley Esq - DMWR
S Gosling Esq - Mayer Brown
R Cooper Esq - BTP

①PC + CB

②RT



MVM Planning Limited
Ropemaker Court 12 Lower Park Row Bristol BS1 5BN
Tel: 0117 925 4393 Fax: 0117 925 4239
Email : Mail@MVMPPlanning.co.uk

DCN

fax message

To: R Thompson Esq

*CT
28/11/2000*

Company: Royal Borough of Kensington and Chelsea

Fax: 0207 361 3463

Date: 27/11/00

From: Simon Coles

Pages (inc this page): 2

Re: Canal Way, North Kensington

MVM 1024
Ref:

R.B.K. & C.
TOWN PLANNING
28 NOV 2000
RECEIVED

Please telephone 0117 925 4393 if you cannot read this fax

MVM PLANNING

chartered town planners

FAO R Thompson Esq
Executive Director, Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

MVM Planning Limited
Ropemaker Court
12 Lower Park Row
Bristol BS1 5BN

Tel: 0117 925 4393
Fax: 0117 925 4239
Email: mail@mvmplanning.co.uk

BY FAX AND POST

Your Ref:

Our Ref. 1024/SC/rcf

Date: 27 November 2000

Dear Sir/Madam

**SAINSBURY'S, CANAL WAY, NORTH KENSINGTON
PROPOSED EXTENSION AND IMPROVEMENTS
REF. 98/1187**

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Yours faithfully



Simon Coles
Principal Planner
for and on behalf of
MVM PLANNING LTD

cc. H Grala - Sainsbury's Supermarkets Ltd
P Handley Esq - DMWR
S Gosling Esq - Mayer Brown
R Cooper Esq - BTP

ENVIRONMENTAL SERVICES

COUNCIL OFFICES PEMBROKE ROAD LONDON W8 6PW

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

Director of Environmental Health PAUL MORSE Msc MCIEH

Mr Iain Robertson
Bettridge Turner & Partners
Cobham Gate
34 Anyards Road
Cobham
Surrey. KT11 2 LA

Switchboard: 0207-937-5464
Extension: x5760
Direct Line: 0207-341-5760
Facsimile: 0207-341-5645
Email: dehalg@rbkc.gov.uk
Website: www.rbkc.gov.uk

27 November 2000

My reference:

Your reference: IR/rb/20176

Please ask for: Amanda Gudgin

Dear Iain

Re: Proposed Extension to Sainsburys store, Canal Way, North Kensington

Thank you for your letter dated the 10th October.

I am grateful for your additional comments and explanations, as it presents a better understanding of your methodology.

However, I am still puzzled about your method for deciding which samples you will analyse for asbestos and which samples you will test for the ICRCL suite? Your proposal states, 'that asbestos screening will be carried out on a **random sample from each borehole**, but for the ICRCL suite you will carry out analysis on **random samples from 50% of the exploratory holes?**' It is difficult to understand why you have differentiated between the samples chosen for these two tests and why you refer to a 'borehole' in one statement and 'exploratory holes' in the other?

Unfortunately the attached plan does not indicate where the gas monitoring will be carried out and I would request that you provide another plan with the gas monitoring sites clearly marked. You also need to consider carrying out tests for contaminants found on former gasworks sites which are not covered by the ICRCL suite.

Your site investigation must not only assess the contamination of the materials arising from the excavations, in order that they can be disposed of appropriately. It must also address the risk to other receptors on this site as well, for example, buildings, humans and controlled waters etc.

Although a site investigation was carried out in October 1981, contaminants in the ground can decompose or react to form other products. Therefore a current site investigation needs to be carried out on this site to determine what sources are present today and at what levels?

It is important for the Council to be able to produce a stand alone document for public scrutiny. I would therefore ask you to incorporate the additional information (outlined in your letter) into your proposal, together with any further explanations where I have asked for them and resubmit this to the Council.

Yours sincerely

THE ROYAL
BOROUGH OF

Miss Amanda Gudgin
Environmental Scientist

c.c. Simon Coles (MVM Planning)



KENSINGTON
AND CHELSEA

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CC

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

WITH THE COMPLIMENTS OF THE
DIRECTOR OF ENVIRONMENTAL HEALTH

Roy

letters concerning the
Sainsbury's site.

I'll be sending a
reply shortly
I'll c.c you a copy.

Mandy.

COUNCIL OFFICES
37 PEMBROKE ROAD
LONDON W8 6PW

SWITCHBOARD: 020 7937 5464
DIRECT LINE: 020 7341 5760

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3rd August 2000

Telephone call from Roland Cooper.

Rang to inform me that Sainsbury's are happy to carry out the additional testing but as part of a condition. i.e. after planning permission has been granted.

Spoke to Guy Denington and Roy Thompson about setting a condition for further site investigations, but was advised against this.

Under PPG23 Annex 10 (see attached) if a significant has known contamination we are quite within our rights to us for further site investigations prior to approval

Telephoned Roland Cooper and informed him that the answer is no. They will have to carry out the additional testing before approval.

A. Gudgus

ANNEX 10: CONTAMINATED LAND

Introduction

1. The quality of land is intimately bound up with its past and present uses. Whilst most land in England and Wales is not damaged, there is, nonetheless, a legacy of contaminated and degraded land which, whether in urban or rural areas, presents special problems.

2. Where practicable (see paragraphs 1.12 and 1.33), land which is already contaminated should be brought to a standard where it is suitable for its actual or intended use. That should enable land to be kept or brought back into beneficial use and should help to minimise avoidable pressures on green field sites.

3. In March 1993 the Government announced a review of the powers and duties of public authorities to deal with the identification, assessment and appropriate treatment of contaminated land. The review took as its starting point the implementation of the 'suitable for use' approach to contaminated land.

Development plans and policies

4. In preparing their development plans, planning authorities need to take into account the possible effects on health and the environment of contaminated land. Development plans provide an opportunity to set out policies for the reclamation and possible use of contaminated land. (See PPG12 para 6.18.)

5. Local plans and Part II of Unitary Development Plans should include detailed criteria which will be applied in determining planning applications for development on land which is known to be, or may be, contaminated. They may also set out any site-specific proposals for land use, where contamination is known or the site history suggests a risk of contamination, so that they may be readily identifiable to landowners and prospective purchasers or developers.

Determining planning applications

6. Even before an application is made, informal discussions between a potential developer and the local planning authority can be very helpful. If the local planning authority has reason to believe that there is a possibility that the land might be contaminated, it can be brought to the attention of the developer at this stage, and the implications explained. Other statutory bodies should also be consulted to establish their requirements. The applicant can then design his scheme including proposals for site investigation so as to take full account of the likely requirements of the planning authority or other statutory body. Applications need not be delayed pending a detailed investigation by the developer to establish the nature and extent of the contamination.

7. In districts which contain a significant number of possibly contaminated sites, the local planning authority should find it useful to include a question on contamination on their standard application form and a note to applicants on the subject. If an application is received without prior discussion and the authority suspects that the site may be contaminated, it would be of benefit to all parties concerned for the authority to advise the applicant that the land may be contaminated and of the factors which will be taken into account in determining the application. The applicant may then wish to consider whether or not to proceed.

8. However if it is known or strongly suspected that the site is contaminated to an extent which would adversely affect the proposed development or infringe statutory requirements, an investigation of the hazards by the developer and proposals for any necessary remedial measures required to deal with the hazards will normally be required before the application can be determined by the local planning authority. Certain aspects of such investigations, such as drilling boreholes, may require separate planning permission or approval by other statutory authorities. Planning permission may need to include conditions, for example requiring certain remedial measures to be carried out.

9. In other cases, particularly where there is only a suspicion that the site might be contaminated, or where the evidence suggests that there may be only slight contamination, planning permission may be granted but conditions should be attached to make it clear that development will not be permitted to start until a site investigation and assessment has been carried out and that the development itself will need to incorporate all the measures shown in the assessment to be necessary.

10. If the information provided by the applicant is insufficient to enable the authority to determine the application, the authority may request further information. Should the degree of contamination be such that remedial action is required to safeguard future users or occupiers of the site or neighbouring land, or protect any buildings or services from the hazards, then planning permission may be granted subject to conditions specifying the measures to be carried out.

11. Conditions might also be imposed that require the developer to draw to the attention of the planning authority the presence of significant unsuspected contamination encountered during redevelopment.

12. The assessment of the significance of the contamination and of the associated risks requires careful professional judgement. It is therefore recommended that the local planning authority should obtain advice from relevant experts in other local authority departments or outside consultants, and consult with the pollution control authorities when considering applications to develop contaminated or potentially contaminated sites.

13. Local planning authorities should be aware that health and safety at work legislation requires those in

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CONSULTING CIVIL ENGINEERS
& TRANSPORTATION PLANNERS

No. of Pages (Including This Slip): 3

BT P

To/Company: The Royal Borough of Kensington and Chelsea

Bettridge Turner & Partners

For The Attention Of: Ms. Amanda Gudgeon

Cobham Gate
34 Anyards Road, Cobham
Surrey KT11 2LA

From: Iain Robertson

Telephone 01932 867773
Facsimile 01932 866094
E-mail bt_p@compuserve.com
www.bt-p.com

Subject: Sainsbury's Supermarkets - Ladbroke Grove

Date: 12 September 2000 Ref.: _____

Fax No.: 0207 341 5645 cc.: _____

Midlands
Telephone 01905 794784
Facsimile 01905 774425
Hertfordshire
Telephone 01442 866776
Facsimile 01442 866772

MESSAGE:

Dear Ms. Gudgeon,
please find attached our
proposed methodology for the continuation
investigation. Please call me if you need
to discuss anything.

Yours sincerely

Iain Robertson

cc Simon Coles (MVM Planning)

0117 925 4239

IF ANY PAGES ARE ILLEGIBLE OR MISSING,
PLEASE CONTACT US IMMEDIATELY
TEL: 01932 867773 FAX: 01932 866094

Directors
R G Bettridge
BSc BA C Eng MICE FIHT
MCIWEM
P M E Turner
BSc C Eng MICE FIHT
J C Albrecht
BSc C Eng MICE FIHT
R Welland
BSc MBA C Eng MICE
R S Cooper
B Eng C Eng MICE MIHT MaPS
B D Lloyd
C Eng MStructE
Technical Directors
R E Cannon
BSc MSc C Eng MICE MIHT
MIAT MCS MaPS
D M Charlton
BSc C Eng MICE MIHT
Associate Directors
B J Gooch
Eng Tech ICE MIHT AMIHT
S Baldwin
BSc C Eng MStructE MICE
B Cafforkey
B Eng (Hons) MSc MIEI
MCIWEM
A Roderick
BSc (Hons) MIHT
A Division of Livic Ltd
Registered Office
34 Anyards Road, Cobham
KT11 2LA
Registered No
2282693 England
VAT Registered No
494 3917 07

**Proposed extension to Sainsbury's store, Canal Way, North Kensington
Proposed methodology and scope of work for contamination testing**

Exploratory Holes

Gary Gabriel Associates have provided a layout of 27 new columns for the preferred option for extending the store (Option C). A foundation plan is not yet available, however the piles and pilecaps will be situated beneath the columns. Some of the columns are closely spaced, and it is considered that one exploratory hole could cover two or more columns in this instance. A total of 19 exploratory holes are proposed, as shown on the attached plan.

It is proposed to use a window sampling device to form the exploratory holes. This forms a hole approximately 50mm in diameter and allows samples to be taken for analysis. The window sampler has the advantage of keeping disturbance of the ground to a minimum.

The exploratory holes will be taken to the base of the fill, which is anticipated to be an average of 3m thick. It is noted that there are large concrete obstructions at some locations in the fill, and that it may not be possible to penetrate these, although reasonable efforts will be made.

Starter pits will be dug by hand through the car park surfacing to about 1m depth to avoid services. All holes will be reinstated.

Testing

Asbestos screening will be carried out in a laboratory on a random sample from each borehole. Any asbestos visually identified during drilling will also be tested.

Contamination testing (ICRCL suite of tests) will be carried out on random samples from 50% of the exploratory holes. Any material that is obviously visually contaminated will also be tested. It is considered that this will be an acceptable coverage of the site in terms of classifying the materials for disposal.

Gas monitoring

Gas monitoring will be carried out in 3 No. standpipes installed in the exploratory holes. Gas will be monitored by a portable device at the top of the standpipe at the following intervals:

end of siteworks
1 week after
1 month after
2 months after

prepared by I Robertson 12/9/00

and Union Canal

Paddington Branch

Handwritten: Existing
Structure
to be
demolished
by
19/5/51

Existing
Structure
to be
demolished
by
19/5/51

Proposed
Landscape

19/5/51
X - Proposed
Loca
• Proposed

30.8m

32.3m

New Sales Area
5230 sq ft

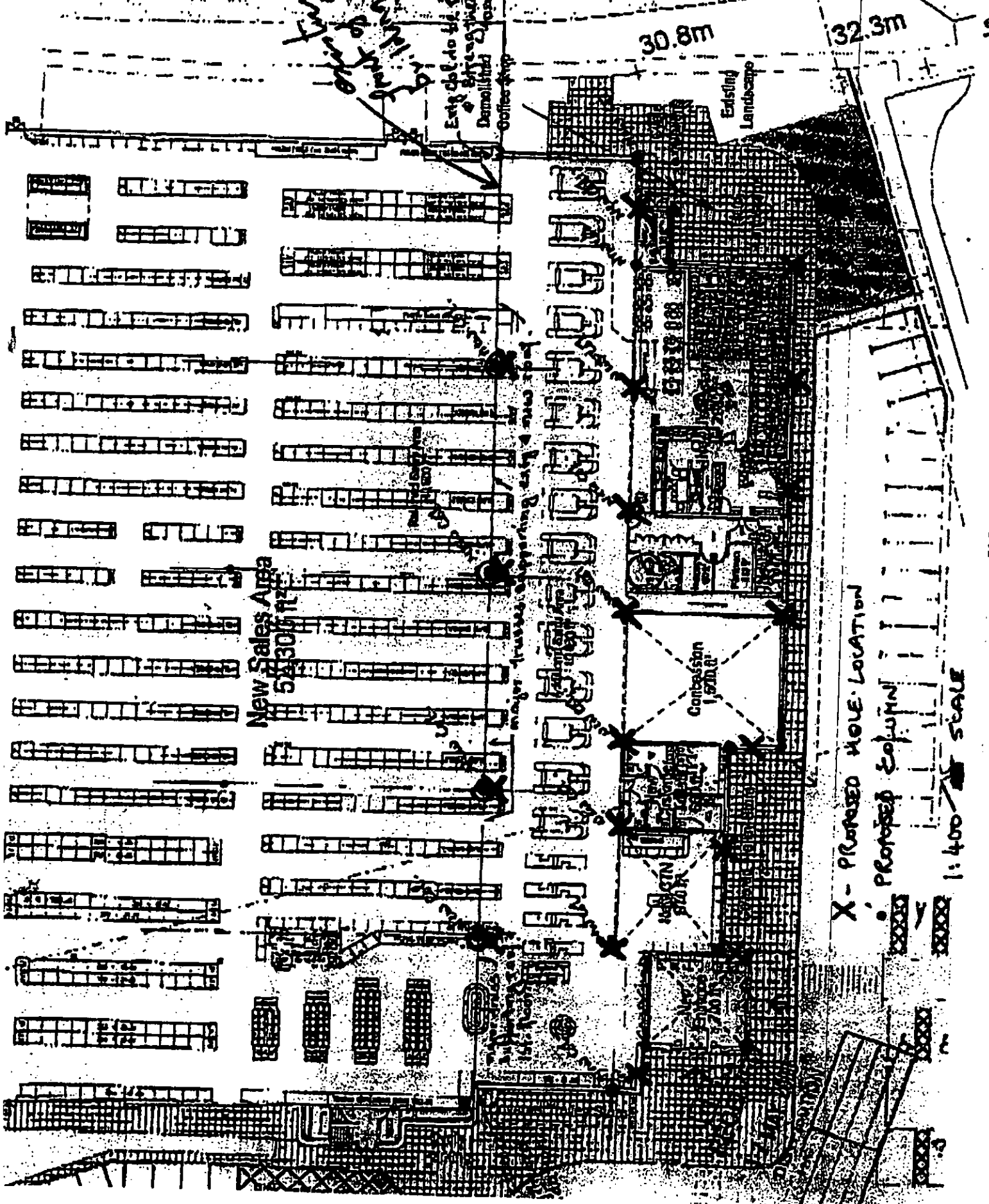
Major structure to be demolished
by 19/5/51

Compassion
Landscape

X - PROPOSED HOLE LOCATION

PROPOSED COLUMN

1:400 SCALE



ENVIRONMENTAL SERVICES

COUNCIL OFFICES PEMBROKE ROAD LONDON W8 6PW

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

Director of Environmental Health PAUL MORSE Msc MCIEH

Mr Iain Robertson
Bettridge Turner and Partners
Cobham Gate
34 Anyards Road
Cobham
Surrey KT11 2LA

Switchboard: 0207-937-5464
Extension: x5760
Direct Line: 0207-341-5760
Facsimile: 0207-341-5645
Email: dehaig@rbkc.gov.uk
Website: www.rbkc.gov.uk

13 September 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for: Amanda Gudgin

Dear Iain

Re: Proposed extension to Sainsbury's store, Canal Way, North Kensington

Thank you for your fax dated the 12th September 2000.

I have reviewed your methodology with regard to identifying potential land contamination on the site and have the following comments to make:

1. Exploratory Holes

The plan attached to the methodology statement is illegible. Much of the detail is not relevant. The Council requires a clear and concise diagram, which would be easy for the public to understand. The 27 new column locations and the 19 sampling locations need to be clearly labelled in order that they can be assessed accurately.

I need to know the depth of the sampling, the statement that '*the exploratory holes will be taken to the base of the fill*' is not clear. Could this be explained more? Perhaps, a cross sectional diagram would be more helpful. At what different depths would samples be taken? What will your methodology be?

You also indicate that '*concrete obstructions will be encountered whilst sampling and that every reasonable effort will be made to penetrate these.*' This statement is not adequate. More detail needs to be provided as to what alternative method(s) would be applied under these circumstances.

I will also need more information about the 'starter pits'? Will these be dug prior to the window sampling or are these additional sampling points?

2. Testing

I am not satisfied with the random approach to asbestos testing. All samples must be tested for asbestos. This site is a known gasworks site and all three types of asbestos have been identified previously.

I am also not satisfied with the '*contamination testing which will be carried out on random samples from 50% of the exploratory holes.*' This approach would not give an accurate representation of contamination on the site and more testing needs to take place.

3. Gas monitoring

Could you indicate on the plan where exactly the gas monitoring will be carried out and what gases will be tested for? Please also indicate exactly what equipment you will be using to monitor these gases.

I look forward to hearing from you.

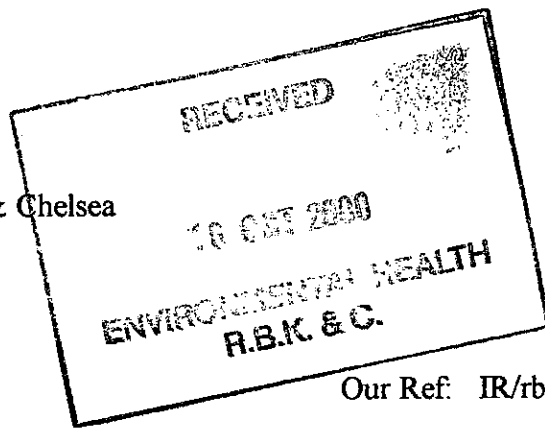
Yours sincerely



Miss Amanda Gudgin
Environmental Scientist

c.c. Simon Coles (MVM Planning)

Miss A. Gudgin
Environmental Services
The Royal Borough of Kensington & Chelsea
Council Offices
Pembroke Road
London
W8 6PW



Our Ref: IR/rb/20176

10 October 2000

Dear Amanda,

**PROPOSED EXTENSION TO
SAINSBURYS STORE, CANAL WAY, NORTH KENSINGTON**

Thank you for your comments on our proposals (dated 13th September 2000). I reply to your comments below, but wish to make the following general points first. The situation at the site is this, as I understand it:-

- a) The site is a former gas works site and is known to be contaminated. An extensive contamination investigation was carried out prior to the supermarket development. The site was remediated prior to development by removal of the worst materials and placing a clean cover, although there are no formal records.
- b) The purpose of this investigation is to assess the contamination of the material arising from the excavations for the pile caps and piles. This material is known to have the potential to be contaminated and therefore will require to be disposed of offsite. The main question is whether any of the material would be classed as Special Waste. This is primarily a commercial matter. The contractor will be required to take precautions to ensure the safety of members of the public and site workers as a matter of course, whatever the findings of this investigation.
- c) The site is known to have the potential for gassing and the new building will be protected by a gas protection system, compatible with the system in place on the existing main store, irrespective of the findings of gas testing.

Taking the above into consideration, I now respond to your individual comments, using your numbering:

1) **Exploratory Holes**

- A plan is enclosed.
- The exploratory holes will be taken to the natural ground (London clay), as was agreed between yourself and Roland Cooper. The precise depth cannot be specified in advance because it is not known. We anticipate the depth to be less than 4m.

CONSULTING CIVIL ENGINEERS
& TRANSPORTATION PLANNERS



Bettridge Turner & Partners

Cobham Gate
34 Anyards Road, Cobham
Surrey KT11 2LA

Telephone 01932 867773
Facsimile 01932 866094
E-mail bt_p@compuserve.com
www.bt-p.com

Midlands

Telephone 01905 794784
Facsimile 01905 774425

Hertfordshire

Telephone 01442 866776
Facsimile 01442 866772

Directors

R G Bettridge
BSc BA C Eng MICE FIHT
MCIWEM

P M E Turner
BSc C Eng MICE FIHT

J C Albrecht
BSc C Eng MICE FIHT

R Welland
BSc MBA C Eng MICE

R S Cooper
B Eng C Eng MICE MIHT MaPS

B D Lloyd
C Eng MStructE

Technical Directors

R E Cannon
BSc MSc C Eng MICE MIHT
MIAT MCS MaPS

D M Charlton
BSc C Eng MICE MIHT

Associate Directors

B J Gooch
Eng Tech ICE MIHIE AMIHT

S Baldwin
BSc C Eng MStructE MICE

B Cafferkey
B Eng (Hons) MSc MIEI
MCIWEM

A Roderick
BSc (Hons) MIHT

A Division of Livic Ltd

Registered Office
34 Anyards Road, Cobham
KT11 2LA

Registered No
2282693 England

VAT Registered No
494 3917 07

Cont...

To: Miss A. Gudgin

Our Ref: IR/rb/20176

Re: SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON

10 October 2000

- The window sampler provides a complete profile of the soil, from which a log is prepared. Samples will be taken every metre, or where there is a change in strata, or where there is visual evidence of contamination.
- The only alternative when obstructions are encountered is to resite the hole (say 1m away) and start again. This is true for any method of ground investigation.
- The starter pits will be hand dug prior to the window sampling. This is to ensure services are not damaged.

2) **Testing**

The point you made about the previous identification of asbestos at the adjacent development site is valid. The contractor for the foundation works must assume that asbestos fibres may be encountered during the excavation, whatever the outcome of this investigation, and take appropriate precautions.

I consider that the amount of testing proposed is adequate to define the presence of asbestos, which is present in the soil, but not visible. Any visually identified fibrous material will also be tested.

I consider the proposals for contamination testing to be adequate for the following reasons:-

The area of the proposed extension is approximately 20m x 80m = 1600m² = 0.16Ha. The 'Code of Practise for the identification of potentially contaminated land and its investigation', DD175, BSI, 1988, recommends a minimum number of sampling points of 15 for a 0.5ha site. By proportion, the number for this site would be 5. I am proposing to sample at 19 points, and test 10, i.e. double the number recommended in the code of practice.

It is also noted that the code of practice is for sites which are unknown, yet there is a lot of information from previous investigations at this site.

Gross contamination, e.g. tar, or 'blue billy', will be visible in the sample, and will be tested in addition to the 10 'random' tests mentioned above.

Cont...

To: Miss A. Gudgin

Our Ref: IR/rb/20176

Re: SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON

10 October 2000

3. Gas Monitoring

The gas monitoring locations are shown on the attached plan. Carbon dioxide and methane will be measured using a portable device. The make and type will depend on which contractor is appointed to carry out the work.

I hope the above is clear and demonstrates the reasons why I consider our proposals to be adequate. Please call the undersigned if you have any queries.

Yours sincerely



Dr Iain Robertson BSc PhD MICE
for Bettridge Turner & Partners

cc. Mr S. Cole - MVM Planning

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 020 7937 5464
Extension: 2701
Direct Line: 020 7361 2701
Facsimile: 020 7361 3463

23 November 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/RT/TP Your reference: 1024/SC
98/1187

Please ask for: Roy Thompson

For the attention of Mr Simon Cole

Dear Sirs,

Town and Country Planning Act, 1990
Proposed extension to Sainsbury's store, Canal Way, North Kensington

I write further to recent correspondence in respect of the above.

I note that there are still a number of outstanding issues in respect of this planning application which need resolving prior to determination:

1. You were asked to provide a gas and asbestos survey, and undertake additional sampling and trial pits by letter in July. Although I understand that there has been some dialogue between your environmental consultant and the Council's Environmental Quality Unit, this information has not been forthcoming.
2. I am awaiting your response to my letter dated 23rd August in respect of levels of comparison goods.
3. I am awaiting clarification of your clients intentions in respect of funding of the junction improvements. You should be aware that the traffic signal junction proposal has now been dropped. The scheme that has been agreed by Committee, and has been the subject of public consultation is for an improvement and modest realignment of the existing roundabout junction. Although the final costing are not currently available, and are subject to final details to be provided by Buchanan's the total figure is not likely to be any more than £150,000.

This application was submitted over two years ago, and I am under an obligation to determine the application as soon as is reasonably practicable.

Consequently, I would ask that you provide me with the information set out in points 1 to 3 above within 14 days of the above date. Otherwise I will proceed towards a recommendation on the basis of the information that I already have in my possession. This will not result in a favourable recommendation.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'RT' or similar initials, written in a cursive style.

Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

Pharlet

Roy - draft reply for comment.

PLANNING AND CONSERVATION

INTERNAL MEMORANDUM

TO:	Roy Thompson	ROOM NO:	325
CC:	Phil Hughes		
FROM:	Ruth Goundry	ROOM NO:	331
TELEPHONE:	020- 7361 3234	CONNECT:	plnrig
DATE:	20 September 2000	REF:	DPS/FWP/RIG/TP/98/1197
SUBJECT:	SAINSBURY'S LADBROKE GROVE, PROPOSED EXTENSION		

I have now had the opportunity to look in detail at the final report, dated August 2000, submitted by NLP in respect of the proposed extension to the Sainsbury foodstore at the north end of Ladbroke Grove. I also refer to correspondence dated 23 June and 16 June 2000.

Summary of Changes to Report

As requested NLP have modified their report which now incorporates a new section 5.0 "Comparison and Convenience Sales Floorspace". Section 6.0 "Conclusions" has been expanded.

Section 5 considers the implications of the applicants proposed condition regarding the proportion and range of comparison goods that might be sold in the store should the extension be permitted and have suggested the form of conditions to control this aspect. They address the use of the concession and suggest a suitably worded condition. The report also makes much greater reference to the findings of the Retail Capacity Study to underline their conclusions.

Control of Comparison Floorspace

Paragraph 5.14 of NLP report indicates that estimates (based on a number of assumptions due to the lack of clear information from MVM) that the split between convenience and comparison sales floorspace as extended could be 78:22 if the proposed condition is accepted. This assumes the sale and display area includes other publicly accessible areas including the concession, and amounts to 5313 sq. m in total. Based on the proposed condition, 17.5% of this total area amounts to 930 sq. m which amounts to 22% of the sales floorspace excluding the check out and other public areas. This will represent almost 50% increase in comparison floorspace, some of which would be dedicated a wider range of comparison goods normally provided within a food store for example stationery, kitchen ware.

Although NLP consider the proposed condition provides limited control over the mix of comparison goods sold this is tempered by the fact that the Council's original condition was relatively unclear regarding the minimum level of floorspace to be used for food sales. Sainsbury could reconfigure their existing store to provide say 35% comparison goods without planning permission. Based on the same assumptions above this could amount to 1188 sq. metres.

I concur with NLP, and consider that the extension provides an opportunity to impose tighter controls on the store as a whole (see NLP report paragraph 5.16).

As our aim is to restrict the amount of comparison goods on sale in the store then imposing a maximum limit is the most appropriate approach. This would mean that a maximum of 930 sq. metres of comparison floorspace could be provided.

Limiting the Mix of Comparison Goods on Sale

It is worth considering if there are any benefits from imposing tighter controls over some types of ancillary comparison goods sold in the store. In this instance you may consider that the condition could prevent the sale of goods which are typically sold in a high street location i.e. fashion clothing and footwear such as Kensington High Street and to a lesser extent Portobello Road and Notting Hill Gate. Both of the latter tend to occupy a niche market and have reputations for the sale of fashion items however these tend to be via independent outlets. The sale of clothing and footwear from Sainsbury would be unlikely to impact on these viability of these existing markets.

Further considerations are - Sainsbury do not usually sell fashion clothing and footwear; and NLP take the view that restricting the mix of comparison goods is not necessary if the 17.5% max. limit is imposed. The justification for this is that Sainsbury will want continue to sell a range of day-to-day comparison goods which would limit the scope for ancillary comparison sales.

On balance I do not consider it is necessary to restrict the range of comparison goods.

Concession Sales

The concession is almost 200 sq. metres which is the equivalent of two large ground and basement shop units or a double fronted unit in Portobello Road.

I agree with NLP's suggestion that the floorspace dedicated to the concession be restricted to 200 sq. metres. You may also wish to consideration imposing a maximum limit on the amount of comparison floorspace in the concession. This could be 17.5% - 20%, and would enable the sale of comparison goods such as cameras, films, video tapes, which normally associated with the service style concession indicated by Sainsbury.

Use of Other Conditions

Restricting Other Types of Goods Sold

Condition 11 of the original consent may be rendered invalid by the a new condition restricting the % of comparison floorspace. If this is the case then a further condition is needed which prevents the use of the Class A1 retail store being used as a retail warehouse, or a DIY store. Paragraphs 3.6 -3.10 of PPG6 consider the impact of warehouse clubs or factory outlet centres - you may wish to prevent the use of the store for these purposes.

The use of conditions is considered in paragraph 3.11 of PPG6. This supports conditions limiting the range and mix of goods, and suggests that conditions may be used to prevent development being subdivided into a large number of smaller units. Theoretically the store could be subdivided and would then be more akin to a Local Shopping Centre. This could pose a threat to the viability of nearby Local Shopping Centres. I do not know if it is reasonable to impose a new condition since this is an extension to existing premises. You may wish to seek legal advice on this point.

Other Matters Not covered By NLP Report

Since receipt of this application in 1998, alterations have been proposed to adopted policy S7 and the supporting text (see Section on large New Stores and Shopping centres pp 233 - 236 of the purple consolidated version of the UDP). Proposed policy S7c deals with out of centre development. The alterations have taken account of guidance in PPG6, recent ministerial statements regarding need and the sequential test, and the results of the Borough-wide Retail Capacity.

I am satisfied that the analysis by NLP addresses the matters raised in paragraphs 8.3.6c - 8.3.6g, and 8.3.7b.

Should you require further clarification about the proposed alterations please arrange to meet before the end of next week (i.e. 29/9/00) as I will no longer be working on retail matters after that time.

Ruth Goundry

Case summaries

[2000] EGCS 117

Town and country planning
Retail development

Tesco Stores v Secretary of State for the Environment, Transport and the Regions and another

Queen's Bench Division
Keene J

19 October 2000

Claimant applying for planning permission to extend floor space at existing store – Permission refused – Inquiry held – Claimant contending no requirement to demonstrate need for development at district centre site – Inspector addressing need and concluding permission should be refused – Whether inspector misinterpreting retail planning policy – PPG 6 – Application allowed

The claimant (Tesco) applied to the second defendants, Kettering Borough Council, for planning permission to extend the floor space of an existing store so as to provide additional floor area and storage space, with ancillary works. Permission was refused. Tesco appealed and an inquiry was held.

One of the principal issues was whether the application site lay within a "district centre" as defined in PPG 6. The national policy set out in that guidance, and in ministerial statements, introduced a test of need for developments. However, a ministerial statement of February 1999 provided that proposals for sites within an "existing centre" did not have to demonstrate need, because that issue should have been taken into account in the development plan. Tesco contended that: (i) the application site was within a district centre; (ii) a district centre was an "existing centre" within the meaning of the 1999 ministerial statement; and (iii) need did not, therefore, have to be demonstrated for the proposals.

In her decision letter, the inspector acknowledged that the advice in the 1999 ministerial statement did not distinguish between town centres and district centres, but concluded: "however, since PPG 6 specifies that town centre sites are to be preferred over either edge of centre or district and local centres in the sequential approach, this must relate to existing town centres only". She therefore concluded that the claimant had to satisfy the test of need whether or not its development site was found to lie within a district centre, and so she did not determine that issue. Finding that there was no need for

the proposed development in either qualitative or quantitative terms, she determined that permission be refused. The Secretary of State adopted the inspector's decision and reasoning.

Tesco sought to quash the decision, pursuant to section 288 of the Town and Country Planning Act 1990, on the grounds that: (i) the inspector misinterpreted government guidance on retail planning policy; and (ii) she failed to determine a principal, controversial issue, namely whether the site lay within a district centre. The issue was whether the interpretation that the inspector had placed upon PPG 6 and the 1999 ministerial statement was one that the policy was capable of bearing. **Held: The application was allowed.**

PPG 6 used the phrase "town centre" in two different ways. In its glossary, the meaning omitted district centres. However, the ministerial statement quite clearly provided for two categories of proposed development, namely, proposals at sites "within an existing centre", which did not have to demonstrate need, and proposals at edge-of-centre or out-of-centre sites, which did. District centres could not fall into the second category, and therefore had to fall into the first. Given that the ministerial statement was seeking to clarify the issue of when need had to be demonstrated, one would have expected it to state that need had to be shown for a district centre, if that was the intention. However, it did not do so. "Existing centre" was to include city, town and district centres. The inspector erred in adopting the approach that it was unnecessary to decide if the site lay within the district centre because need had to be shown in any event.

Patrick Clarkson QC (instructed by Berwin Leighton) appeared for the applicant; Nathalie Lieven (instructed by the Treasury Solicitor) appeared for the first respondent; the second respondent borough council did not appear and were not represented.

Sarah Addenbrooke, barrister

Edited by Henry Everett,
barrister

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Rima Horton
12 Upper Addison Gardens
London
W14 8AP

Switchboard: 020 7937 5464

Extension: 2275

Direct Line: 020 7361 2275

Facsimile: 020 7361 3463

12 October 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/RT/PP Your reference:
/98/1187

Please ask for: Roy Thompson

Dear Councillor Horton,

Town and Country Planning Act 1990
Sainsbury's, Ladbroke Grove, W10
Planning application PP/98/1187

Further to your request at the Planning and Conservation Committee on Monday evening I enclose the application forms and plans for the above proposal.

A number of issues are still to be resolved. Whilst design matters have been resolved to officer satisfaction, the following matters are still being discussed with the applicant:

- a) land contamination - we are still awaiting an updated site investigation report, a gas survey, and asbestos survey;
- b) retail impact - their retail impact study has been sent back twice due to insufficient information. The latest study is currently being evaluated, and we are presently negotiating with the applicant in respect of the maximum amount of comparison goods to be sold. We have also instructed consultants to advise on the retail impact.;
- c) funding of the junction improvements - we are still awaiting feedback on the willingness of the applicant to fund part of the improvements.

Please do not hesitate to contact either myself or Roy Thompson if you require any further information.

Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 020 7937 5464
Extension: 2701
Direct Line: 020 7361 2701
Facsimile: 020 7361 3463

23 August 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/RT/TP Your reference: 1024/SC
98/1187

Please ask for: Roy Thompson

For the attention of Mr Simon Cole

Dear Sirs,

Town and Country Planning Act, 1990
Proposed extension to Sainsbury's store, Canal Way, North Kensington

I write further to my letter dated 27 July, and your letter dated 28 July concerning the above.

I have now received the final report from our consultant on your retail statement. Arising from this, I would advise you that we are not willing to accept your suggested percentage figure of 17.5% for comparison goods. The absolute maximum that I would be willing to recommend by condition would be 15%. If you are unwilling to accept this I would ask you to provide detailed existing and proposed floor layout plans showing displays and goods sold, and a schedule of such goods already and proposed to be sold. This would enable me to undertake a more detailed evaluation of this issue, but I would add that this would not necessarily change my view.

It is also likely that a further condition would be imposed which would limit the area devoted to concessions to no more than 200 sq.m.

Yours sincerely,

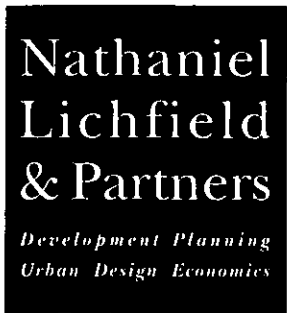
Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

August 2000

Our ref: CL5652/PW/vpv

Your ref:

Roy Thompson
Royal Borough of Kensington & Chelsea
3/F Town Hall
Houghton Street
London
W8 7NX



14 REGENT'S WHARF, ALL SAINTS STREET, LONDON N1 9RL
TEL 020 7837 4477 FAX 020 7837 2277
E-MAIL nlplondon@lichfields.co.uk

ALSO AT: FLOOR D, MILBURN HOUSE, DEAN STREET, NEWCASTLE UPON TYNE NE1 1LY
TEL 0191 261 5685 FAX 0191 261 9180
E-MAIL nlpnewcastle@lichfields.co.uk

TEMPLE COURT, CATHEDRAL ROAD, CARDIFF CF11 9HA
TEL 029 2078 6514 FAX 029 2078 6516
E-MAIL nlpcardiff@lichfields.co.uk

www.lichfields.co.uk

Handwritten note: CT 22/8/2000

Dear Roy

SAINSBURY STORE EXTENSION, CANAL WAY.

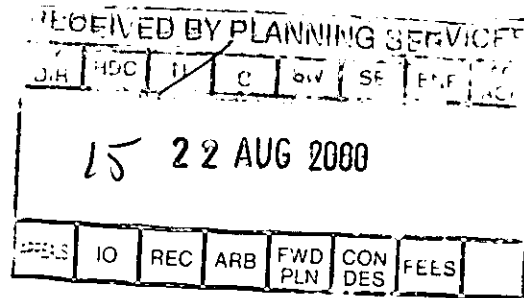
Further to our telephone conversation today I have made the minor amendments as discussed. I enclose three copies of the final report as promised.

If you need any further help please let me know.

Yours sincerely

PETER WILKS

Encs.



LON2000/L5652-001

DIRECTORS: Geoffrey Smith BSc MPhil MRTPI FRICS (Chairman), Gareth Morgan BSc DipTP MRTPI (Managing), David Gavin BA DipTP MSc MRTPI, Nicholas Thompson BA BPI MA(UD) MRTPI, Nigel Perry BSc MCD MRTPI, James Fennell BA ARICS, Justin Gardland BA BPI MRTPI, Philip Barnes BA BPI MRTPI, Neil Goldsmith BA BPI MRTPI, Iain Rhind BA MPhil Dip(UD) MRTPI, Dr. Malcolm Hockaday FRTP FIMgt FRSA

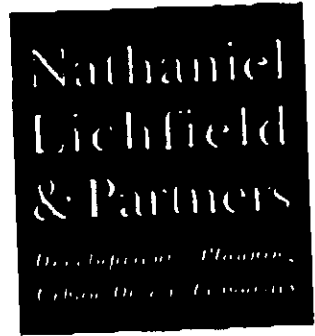
NON EXECUTIVE DIRECTORS: Robert Warner ACA

SENIOR ASSOCIATES: Dennis Pope BA DipTP MSc MRTPI, John Robertson BSc DipCompSc DipTP MRTPI

ASSOCIATES: Margaret Baddeley BA DipTP MRTPI ARICS, Stephanie Dickson BSc DipTP MRTPI, Jane Hirst BA MRTPI, Peter Wilks BSc DipTP MRTPI, Marie Nagy BSc MSc MRTPI, Hugh Scanlon BA MPhil MRTPI

COMPANY SECRETARY: Fiona Johnson ACA **TECHNICAL ASSOCIATES:** Francis Powell ASTPT

pc. adk+blk in → RT JK/8



Company: Royal Borough of Kensington & Chelsea

For Attn of: Roy Thompson

Subject: Sainsbury Canal Way

From: Peter Wilks Secretary: Vilma Vas

Date: 14 August 2000 Original to follow in post: no

Fax No: 020 7361 3463 Total no. pages inc. front sheet:

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14 REGENT'S WHARF
ALL SAINTS STREET
LONDON N1 9RL
TEL 020 7837 4477
FAX 020 7837 2277
EMAIL nlplondon@lichfields.co.uk

ALSO AT:
NEWCASTLE UPON TYNE
TEL 0191 261 5685
FAX 0191 261 9180
EMAIL nlpnewcastle@lichfields.co.uk

CARDIFF
TEL 029 2078 6514
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Message

Please find redrafted report attached. You will note that our conclusions suggest that there is a demonstrable need for the proposed extension based on the 1999 Retail Study conclusions. However, the applicant has still not provided clear information regarding the nature of the proposed extension. Therefore, it is not possible to accurately validate the applicant's claims regarding new forms of retailing. However, we believe that the 17.5% limit suggested by the applicant appears reasonable bearing in mind the overall size of the extended store. This limit will also include comparison items commonly found in food stores, e.g. toiletries, pet food etc.

If the range of comparison goods remains a concern to the Council then the applicant will need to provide detailed floor lay-outs showing displays and goods sold, and an indication of how this differs to the existing store.

Please give me a call to discuss and I will send a final version of the report.

R.B.K. & C.
TOWN PLANNING
14 AUG 2000
RECEIVED

**EXTENSION OF SAINSBURY STORE
CANAL WAY NORTH KENSINGTON
ROYAL BOROUGH KENSINGTON & CHELSEA**

DRAFT 2

**Nathaniel Lichfield & Partners Ltd
Development Planning Urban Design Economics
14 Regent's Wharf
All Saints Street
London N1 9RL**

**Tel: (020) 7837 4477
Fax: (020) 7837 2277
Email: nlplondon@lichfields.co.uk**

CL/5652/PW/vpv

August 2000

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1.0 INTRODUCTION

1.1 The Royal Borough of Kensington and Chelsea has received a planning application (Ref. TP/98/1187) on behalf of J Sainsbury Limited to extend their store at Canal Way, North Kensington. The proposed extension will increase the store's floorspace from 6,049 sq m gross to 7,412 sq m gross (65,111 sq ft to 79,783 sq ft). The net sales floorspace is expected to increase from 3,775 sq m to 4,695 sq m (40,634 sq ft to 50,537 sq ft). A breakdown of the extended store's floorspace implied by the proposed store plan (Drawing A1/105) is as follows.

Type of Space	Floorspace Sq M
Existing sales floorspace	3,775
Sales area extension	920
Total sales floorspace	4,695
Concession	182
CTN	74
Entrance area	90
Restaurant	275
Total other public areas	621
Other space (storage/toilets etc.)	1,826
Grand Total	7,142

1.2 A retail capacity/impact assessment and supporting statement has been prepared by MVM Planning (MVM). Nathaniel Lichfield & Partners (NLP) have been commissioned by the Royal Borough of Kensington and Chelsea to undertake an independent review of this statement.

Objectives

1.3 This report sets out our assessment of the robustness of the retail study submitted by MVM, including a review of:

- the data sources used;
- the methodology and key assumptions;
- the application of the sequential approach; and
- the validity of their interpretation of the impact/capacity assessment results.

- 1.4 Where possible, assumptions and data have been compared with information contained within NLP's Borough Wide Retail Capacity Study 1999, referred to as the 1999 Retail Study in the remainder of this report.

2.0 METHODOLOGY AND DATA SOURCES

Introduction

- 2.1 The MVM report includes a retail impact and capacity assessment set out in Appendix E. The capacity assessment compares available expenditure within the catchment area with the expected turnover of existing convenience businesses in order to demonstrate *surplus* expenditure. The impact assessment seeks to identify the level of trade diversion from competing food stores.

The Study Area

- 2.2 MVM has defined a primary catchment area (PCA) for the Sainsbury store, as shown in MVM's Appendix A. The PCA is slightly smaller than the 10 minute drive time area from the store. The PCA appears to be broadly consistent with the study area defined within 1999 Retail Study. MVM's PCA covers a slightly larger area than the four northern sub-areas defined within the 1999 Retail Study.
- 2.3 The PCA also appears to broadly reflect the location of competing food superstore, for example Asda and Tesco to the north west, Sainsbury to the north east and Tesco at Hammersmith. Therefore, the PCA represents the likely catchment area of the extended Sainsbury store, from which the majority of the store's trade will be drawn.

Population

- 2.4 MVM has used population estimates provided by the London Research Centre. Population within the PCA is estimated to be 293,294 in 1999, and is projected to increase to 296,805 by 2002, and 300,143 in 2006.
- 2.5 The population estimate for the four northern sub-areas in the 1999 Retail Study was 248,717. However as indicated above, the PCA is slightly larger than the area defined within the 1999 retail study, which explains the higher population (plus 44,577) within MVM's PCA.
- 2.6 MVM estimate that the PCA population will increase by 1.2% between 1999 to 2002, and by 2.3% between 1999 to 2006. These growth rates are the same as those assumed within the 1999 Retail Study.

Price and Design Year

- 2.7 The MVM study states that the assessment has been undertaken on the basis of 1995 prices. This is the same price base used by NLP, therefore the figures should be directly comparable with those within the 1999 Retail Study. All monetary values within this report are at 1995 prices unless otherwise stated.
- 2.8 The MVM study assumes a base year of 1999 and a design year of 2002. No information has been provided on the proposed construction period for the extension. Normally we would suggest that a 12-month period for construction should be assumed followed by one year's trading post opening to establish a settled trading pattern. Therefore, a design year of 2002 is feasible.

Expenditure

- 2.9 MVM has adopted the Data Consultancy's (URPI) business based expenditure estimates. These figures include non-food expenditure spent within food stores. Therefore, MVM has not undertaken a separate capacity/impact assessment for convenience and comparison shopping. The proposed extensions is expected to increase the sales floorspace for both food and non-food items.
- 2.10 The national average annual expenditure per capita at convenience businesses has been used for the PCA, £1,384 in 1997. MVM has, correctly, excluded an allowance (4%) for special forms of trading. The 1997 national average has been projected to 1999 at a rate of 1.8% per annum, the Data Consultancy long term growth rate, giving a figure of £1,377 per capita. Expenditure per capita has been projected to 2002 and 2006 at the same growth rate (1.8%). This is the Data Consultancy's most conservative growth rate, as used in the 1999 Retail Study for the *Low Growth Scenario* projection.
- 2.11 The MVM study has used national average spending levels as opposed to local expenditures used in the 1999 Retail Study. However, the projected expenditure per capita estimates set out within Table E1 of the MVM study are within the range of estimates produced within the 1999 Retail Study. For example, the 1999 Retail Study estimated that expenditure per capita in 2002 within the North Kensington sub-area was between £1,432 and £1,468, compared with MVM's estimate of £1,453.

The Sainsbury Store's Turnover

- 2.12 MVM estimate that the existing Sainsbury store's turnover will is £42.90 million (Table E3, Appendix E). The average sales density of the store is therefore £11,363 per sq m

net. The current company average sales density (Source: Retail Rankings 1999), is only £10,202 per sq m. Therefore, MVM estimate that the store is trading 11% above the company average.

- 2.13 MVM's estimated turnover for the store is very similar to the figure produced by the 1999 Retail Study, which estimated the turnover to be between £42.52 million and £42.94 million.
- 2.14 The proposed store extension is expected to attract an additional turnover of £5.23 million. MVM assume that the extension will achieve an average sales density half that of the existing store, £5,682 per sq m. Therefore, the extension is expected to reduce the overall average sales density of the store from £11,363 per sq m to £10,249 per sq m, which is in line with the company average.
- 2.15 One would normally expect food store extensions to achieve a lower sales density than the existing store. Therefore MVM's turnover estimates for the extended store appears to be realistic and consistent with the 1999 Retail Study.

Other Convenience Businesses within the PCA

- 2.16 MVM has identified 27 other large foods stores (over 500 sq m net) within and adjacent to the PCA, Appendix A. MVM estimate that the 10 food stores within the PCA will have a total sales floorspace of 12,295 sq m net and a turnover of £72.99 million, based on company average sales densities, Table E2. The M&S food hall at Kensington High Street is also included, with a turnover of £3.64 million. Other small shops in the PCA are estimated to have a sales floorspace of 11,000 sq m with an assumed average turnover of £34.32 million.
- 2.17 We would not expect M&S food halls to be included within business based retail assessments, i.e. food store assessments that adopt *business* based expenditure figures. M&S stores are categorised by URPI as a mixed comparison business not a convenience business. Therefore, any food and grocery expenditure taken by M&S stores should in theory be excluded from URPI's business based expenditure figures. The exclusion of M&S would lower the expected turnover of convenience businesses assumed by MVM, and would therefore, increase the level of expenditure available to other food stores, i.e. it does not assist their supporting statement.
- 2.18 MVM's estimated company average turnover for the 10 large food stores (£72.99 million) is similar to NLP's benchmark turnover assumed in the 1999 Retail Study.

MVM has used a slightly lower sales density for small convenience shops, £3,120 per sq m compared with £3,500 per sq m. This different assumption would increase the total turnover of small shops by approximately £4 million.

MVM's Retail Capacity and Impact Assessment

- 2.19 MVM's retail capacity assessment shown in Table E4 seeks to demonstrate that the expected turnover of the proposed extension will be offset by projected expenditure growth. This assessment is based on the following assumptions:
- the turnover of the extension will be £5.2 million (as described earlier);
 - expenditure within the PCA will grow by 6.7% between 1999 and 2002 due to population and expenditure growth per capita discussed earlier;
 - the turnover of existing food stores in the PCA will be in line with their company average turnover; and
 - food stores in the PCA will maintain their current market share of expenditure within the PCA (34.5%) between 1999 and 2002.
- 2.20 The approach adopted by MVM is very broad brush. It is a standard capacity assessment that assumes that convenience shops within the catchment area are currently (1999) trading at company average levels. Company average trading levels imply a market share of 34.5% in the PCA. However, if existing food stores are trading below their company average turnover then the market share would be lower, and some of the growth in expenditure between 1999 and 2002 may be required to allow existing shops to increase their turnover, rather than accommodate new floorspace. Alternatively, if shops are trading above average then there may be more capacity than MVM has identified. In our view an analysis of the current trading performance of shops should have been included within MVM's impact assessment.
- 2.21 MVM's approach also assumes that shops within the PCA will maintain their market share of expenditure in the future. However, this may not be the case if other food stores are developed outside of the PCA. Therefore, the level of available expenditure in 2002 and 2006 could be lower. Alternatively, new food stores within the PCA may increase the market share. For example, the proposed new food stores at White City and Paddington are likely to increase the level of expenditure retained within the PCA.
- 2.22 In addition to the capacity analysis, MVM has provided an assessment of trade diversion and impact, Table E5 Appendix E. This assessment also assumes that existing shops will

achieve their company average turnover in 1999, and that their market share of expenditure will be maintained up to 2002.

2.23 Our analysis of MVM's quantitative assessment is outlined in the next section.

3.0 QUANTITATIVE ASSESSMENT

Retail Capacity

- 3.1 MVM's capacity assessment suggests that there will be £9.4 million of surplus expenditure at 2002, available to support new floorspace within the PCA. This surplus will increase to £22.2 million in 2006. The additional turnover of the proposed extension is only £5.2 million.
- 3.2 As indicated in the previous section, MVM's assessment assumes that shops within the PCA are achieving company average trading levels in 1999, apart from the Sainsbury store, which is assumed to be trading 11% above average. NLP's 1999 Retail Study suggested that convenience shops within the Borough as a whole were, on average, trading between 17% to 18% higher than the company average turnover in 1999.
- 3.3 If the convenience shops identified by MVM in the PCA were trading 17% above the company average in 1999, as suggested by the 1999 Retail Study, then their market share of expenditure in the PCA will be higher. The adoption of a higher market share will result in a higher level of surplus expenditure in the future. Therefore, MVM's approach may have under-estimated the scope for new food store floorspace.
- 3.4 However, MVM's capacity figures do not make any allowance for other food store commitments. MVM indicate that the proposed Sainsbury food store at White City is unlikely to be implemented for a number of years. However, it seems reasonable to assume that the store could be completed by 2006. In addition, MVM's analysis has not included the recently opened Sainsbury at Paddington Station and the proposed food store at Edgware Road. These food stores could have a combined turnover of approximately £80 million (8,000 sq m net at £10,000 per sq m). Therefore, these developments could soak up the surplus expenditure identified by MVM up to 2006.
- 3.5 These figures ignore the potential for the clawback of expenditure leakage from the PCA. MVM figures suggest that over £264 million is leaking from the PCA in 1999. This may be over-estimated by approximately £15 million, because existing shops in the PCA are trading above average. However, the level of leakage is likely to be significant, and exceeds inflow to the PCA. MVM estimate that only £14.7 million of the turnover of shops within the PCA is attracted from outside the PCA.

Retail Impact

- 3.6 MVM's retail impact assessment also assumes that shops in the PCA will trade at company average levels in 1999. This turnover is projected to increase in-line with expenditure growth between 1999 to 2002 (6.8%), i.e. it assumes that the market share will remain unchanged.
- 3.7 The impact assessment assumes that 85% of the proposed extension's turnover will be drawn from shops within the PCA (£4.45 million out of £5.23 million). The remaining 15% will be drawn from shops beyond the PCA.
- 3.8 MVM indicate that other large food stores will experience the greatest level of trade draw, for example Somerfield at Willesdon Green, Kwik Save at Cricklewood Lane and Safeway at Shepherds Bush. In general one, would expect large food stores to compete directly with other comparable large food stores. MVM's trade diversion estimates appear to reflect this.
- 3.9 MVM's impact figures shown in Table E5 suggest that all stores will achieve a higher turnover in 2002 (after the proposed extension) than that achieved in 1999, with the exception of Budgens in Harlesden. In effect, MVM's impact figures show that expenditure growth between 1999 and 2002 is expected to offset and exceed trade diversion to the proposed extension.
- 3.10 As indicated earlier, NLP's 1999 Retail Study suggests that food stores were trading above average in 1999. If a higher turnover was assumed in MVM's figures, then the residual turnover estimated by MVM (column 5 Table E5) would also be higher. These higher turnover levels would not necessarily alter the conclusions of the MVM study, and may in fact produce a stronger case for the extension.
- 3.11 However, the inclusion of other food store commitments highlighted earlier would result in a much higher cumulative impact. The small Sainsbury store opened in Paddington Station is likely to have a turnover of approximately £5 million. Given that the store is located near the edge of the PCA it will not attract its entire turnover from this area. This store attracts a high proportion of its trade from BR station users rather than local residents. If 50% of its turnover comes from shops within the PCA then trade division would be approximately £2.5 million. The majority of this trade would come from the nearby Tesco Metro at Edgware Road and Budgens at Bayswater.

- 3.12 The proposed food superstore at Edgware Road, Paddington is likely to have a turnover of approximately £36 million (3,600 sq m net at £10,000 per sq m). This store is also located near the edge of the PCA, therefore as a broad estimate, 50% of its turnover might be attracted from stores within the PCA, £18 million. Although, we understand that this store is still the subject of a legal agreement with Westminster Borough Council relating to road widening. As a result the store might not be open until after 2002.
- 3.13 Taken together these two commitments and the proposed Sainsbury extension could increase the total level of trade diversion from shops in the PCA from £4.45 million to approximately £25 million in 2002. This trade diversion estimate excludes the development of a further superstore at White City, but this store is unlikely to be completed until after 2002.
- 3.14 The exclusion of these commitments makes it difficult to comment on the validity of MVM's impact results and conclusions. However, NLP's 1999 Retail Study suggested that food stores were trading significantly above average in 1999. These high levels of trading and future expenditure growth could support food store commitments and the proposed Sainsbury extension without having an adverse impact on existing stores, as shown below.

The NLP Borough Wide Retail Strategy 1999

- 3.15 The 1999 Retail Study suggested that convenience shops within the Borough were trading at least 17% above average in 1999. In particular large food stores were estimated to be trading well above average. Available convenience expenditure was projected to increase by at least 6.4% between 1999 and 2002. However, the turnover of convenience shops within the Borough was expected to decrease by 6.5% (£18.31 million) during this period, due to the development of food store commitments in neighbouring boroughs, including the three stores highlighted earlier. The turnover of the North Kensington Sainsbury store was expected to reduce from £42.52 million to £38.85 million, an 8.6% reduction.
- 3.16 The residual turnover of this Sainsbury store at 2002 is still higher than its benchmark turnover based on the company average sales density (£38.85 million compared with £38.54 million). On average all convenience businesses within the Borough were estimated to be trading 9% above the benchmark company average in 2002 following the development of food store commitments. The potential delay of the White City and Edgware food store would increase actual trading levels in 2002.

3.17 Based, on these figures it appears unlikely that the proposed Sainsbury extension will have an adverse impact on other food stores within or neighbouring the Borough, particularly if the White City and Edgware food stores are completed after 2002. However, as highlighted within the 1999 Retail Study, the quantitative scope for new floorspace should not be viewed in isolation. There are other qualitative factors that should also be considered.

3.18 On balance, these capacity and impact figures suggest that there could be quantitative scope for the proposed Sainsbury extension and other food store commitments. However, we do not believe that the capacity evidence presented by MVM provides conclusive evidence of a qualitative requirement or need, due to the exclusion of committed developments described above.

4.0 QUALITATIVE ASSESSMENT

Government Guidance

- 4.1 Richard Caborn's statement in February 1999 suggests that developers must demonstrate that their retail proposals are needed. The need for a proposed development should not be regarded as being fulfilled simply by showing that there is capacity (in physical terms) or demand (in terms of available expenditure). It is necessary to consider the wider needs of the community.

Requirement for the Proposed Extension

- 4.2 MVM set out the improvements that the proposed extension will bring. The potential benefits these improvements will bring to the community are a relevant consideration. However, these benefits should also be weighed against any dis-benefits, for example trade diversion away from other shopping centres.
- 4.3 MVM argue that the growing range of products demanded by customers and the limited space within the existing store have resulted in customer dissatisfaction. The proposed extension is designed to address this qualitative deficiency by providing a better choice of products, more checkouts and reducing congestion by improving circulation space. The proposed extension is expected to increase the sales area of the store by approximately 24%, which should allow these improvements to be implemented. The extension is also expected to provide enlarged and improved areas for CTN sales and the restaurant.
- 4.4 MVM also point out that the proposed extension is not expected to materially change the nature of the store's existing offer, for example the introduction of new forms of retailing such as clothing. If the Council are minded to approve the application it may be appropriate to condition the planning permission to restrict the sale of comparison goods within the store to ensure that new forms of retailing are not introduced, as claimed by MVM. This issue is discussed in Section 5.
- 4.5 Despite this description of the benefits of the proposed extension, the MVM statement provides limited information on the wider community need for the proposed extension. The MVM statement focuses on the Sainsbury store's current deficiencies and the proposed improvements following the extension. They have provided limited commentary on the inability of other stores in the PCA to meet the community's needs.

4.6 The MVM statement provides a descriptive overview of existing shopping facilities in and around the PCA in Section 3. This commentary provides some analysis of the role and nature of existing convenience shopping facilities. MVM suggest that many of the food stores cater for basket and top-up food shopping rather than bulk food shopping. However, the larger food stores are seen as suitable for bulk food shopping, as follows:

- Tesco, Brent Park (5,670 sq m net);
- Asda, Park Royal (4,243 sq m net);
- Safeway, Acton (2,494 sq m net);
- Sainsbury, Chiswick (3,103 sq m net);
- Kwik Save, Cricklewood (3,503 sq m net);
- Safeway, Shepherds Bush (2,197 sq m net);
- Tesco, Warwick Road (2,787 sq m net);
- Sainsbury, Cromwell Road (2,322 sq m net); and
- Sainsbury, Finchley Road (2,560 sq m net).

4.7 Only two of these stores (Safeway, Shepherds Bush and Kwik Save Cricklewood) are within the PCA. In addition, only two of the stores have a sales floorspace greater than the existing Sainsbury store in North Kensington (3,775 sq m net).

4.8 It is generally accepted that a sales floorspace of at least 2,326 sq m net (25,000 sq ft) is required to offer a good range of convenience products. However, a larger floorspace is required to offer the full choice of products i.e. different brands of the same items and bulk purchase-packs. Larger food superstores also provide a range of ancillary comparison items and other services, e.g. concessions, restaurant. These larger food superstores can have a sales floorspace of between 4,000 to 5,000 sq m net.

4.9 The existing Sainsbury store is large enough (3,775 sq m net) to offer a good range of convenience items, but does not have the same choice of products available at larger stores, for example Tesco at Brent Park and Asda at Park Royal. The proposed extension will improve customer accessibility to a large superstore with a sales floorspace of over 4,000 sq m net within the PCA. For example residents within the south and east of the PCA currently have to travel beyond 10 minutes drive time to visit a store of this size. Therefore, the proposed extension will improve the level of choice in the PCA. The

benefits of the extended store will depend to some extent on the range of goods sold. This issue is addressed in the next section.

The Sequential Approach

- 4.10 Richard Caborn's February 1999 statement suggests that extensions to stores should be considered against the sequential approach, as acknowledged by MVM at paragraph 2.12. However, MVM argue that the need for the improvements to the Sainsbury store is locationally specific to the store, and as such, the improvements are incapable of being disaggregated and located away from the store. Therefore, MVM argue that the second stage of the sequential approach, i.e. site appraisals, is not relevant in this case.
- 4.11 In our view the purpose and nature of the proposed extension is relevant, as demonstrated by the Tesco Bursledon appeal decision. The first stage of the sequential approach is to establish whether the proposed development is needed. It is necessary to demonstrate that the extension is needed by the community. Notwithstanding this, the operational needs of existing retailers are a relevant planning consideration. MVM argue that Sainsbury need the extension from an operational perspective. The weight given to operational need must take into account what extent they reflect the wider planning need in the community.
- 4.12 The proposed extension will increase the sales floorspace of the store from 3,775 sq m net to 4,695 sq m net. As indicated in the previous sections, there may be capacity for this additional space in terms of available expenditure, but this additional floorspace could, in theory, be accommodated in principal shopping centres, i.e. sequentially preferable sites/premises. If the extension was expected to introduce predominantly new forms of retailing, particularly non-food not necessarily sold in food stores, then the new retail space could be disaggregated and accommodated within vacant shop units within principal shopping centres. However, MVM claim that the extension will not introduce a significant element of new forms of retailing.
- 4.13 If the store does not introduce a significant amount of new forms of retailing, as claimed, then the key issue is whether an enlarged food store of 4,695 sq m is needed by the community in this location. The 1999 Retail Study estimated that the Sainsbury store is trading significantly above the company average. Therefore, congestion within the store is an issue. The proposed extension should help to relieve existing congestion, which would benefit customers. Therefore, evidence suggests that there is a community need for the proposed extension.

- 4.14 We do not consider that there are available opportunities to either extend an existing food store or develop a new large food superstore in this part of the Borough. Therefore, if the Council agree that an extended store is needed by the community in North Kensington then the proposal may be in accordance with the sequential approach.
- 4.15 If the Council consider that the needs of the community can be met by the provision of a smaller food store within or adjacent to a Principal Shopping Centre, which will serve the same area as the Sainsbury store, then there may be sequential grounds to refuse the application. We are unaware of any suitable sites to accommodate this form of development in the locality.

5.0 COMPARISON AND CONVENIENCE SALES FLOORSPACE

Community Needs

- 5.1 As indicated within the previous sections of this report, evidence suggests that there is a quantitative and qualitative need for an enlarged food store within the north of the Borough, in terms of existing trading congestion and the provision of a store which offers a wide range and choice of goods, suitable for bulk food shopping. In our view there are no sequentially preferable sites to meet this need other than the Ladbroke Grove store. However, the nature of goods sold within the enlarged store is relevant, as different types of sales floorspace will cater for different needs.
- 5.2 The existing store sells predominantly food and grocery items with some ancillary comparison sales (85:15 as indicated by the applicant). The store is trading heavily and MVM claim that some of the new space will be required to accommodate new checkouts and increased circulation space. If the extension is to relieve sales congestion then a major element of the extension should be devoted to the provision of an enlarged convenience sales area and checkouts i.e. more of the same.
- 5.3 The expenditure growth projections within the MVM study and the 1999 Retail Study include ancillary comparison sales within food stores. Therefore, there is also some scope for an enlarged area for the sale of comparison goods. In addition, customers will expect to find a certain level of comparison goods within large food superstores.
- 5.4 It is unclear from the applicant's submission what additional items will be sold. No detailed store layout drawings (before or after the extension) have been provided. The applicant has suggested that a condition to restrict the future sale of comparison goods within the extended store should be introduced to deal with this issue.

The Applicant's Proposed Condition

- 5.5 The applicant has suggested the following condition to restrict the sale of comparison goods.

"Not without the Council's agreement in writing to use more than 17.5% of the sales and display area of the extend store for the sale or display of comparison goods.

The sales and display area is taken to mean the total area used for the sale and display of goods together with other publicly accessible areas used for the provision of services to customers. Comparison goods means those defined by The Data Consultancy."

- 5.6 The inclusion of 'other publicly accessible areas used for the provision of services to customers' implies that areas occupied by checkouts, the restaurant, concession, CTN and possibly the entrance area will be included. Therefore the 17.5% will be applied to the highest possible floorspace figure. It is also unclear whether the comparison sales area will include any checkouts.
- 5.7 The Data Consultancy's definition of comparison goods includes durable items such as clothes and electrical goods often sold in high street shops. It also includes other items one would normally expect to find within a food store e.g. pharmaceutical/medical goods, pet food, baby products toiletries/perfume, kitchenware, stationery/cards and seasonal goods such as Christmas decorations and barbecue equipment. The existing store already sells a range of these comparison products.
- 5.8 As indicated in Section 1, the extended store will have a sales area of 4,695 sq m and other public areas will provide a further 621 sq m. Therefore, the total floorspace included in the applicant's defined sales and display area will be 5,316 sq m. As a result the applicant's proposed condition would allow up to 930 sq m of comparison sales floorspace. If other public areas were excluded then the allowance would be marginally smaller at 870 sq m, therefore the difference is not significant.
- 5.9 Typically 10% of a large food stores net sales floorspace is devoted to checkouts and the associated circulation/packing area. Therefore, the sales floorspace of the extended store (based on the applicant's proposed condition and Plan A1/105) could be broken down as follows:

• Convenience sales	= 3,295 sq m
• Comparison sales	= 930 sq m
• Checkouts	= 470 sq m
Total	= 4,695 sq m

5.10 The applicant indicates that approximately 15% of the store is currently devoted to the sale of comparison goods. Again, it is unclear what this 15% figure relates to, i.e. net sales floor space, checkouts and other public space. Our own visits to the store suggest that no more than 15% of the sales floorspace, excluding checkouts etc, is devoted to the sale of comparison goods.

5.11 Based on this assumption the breakdown of the existing stores sales floorspace could be as follows:

• Convenience sales	= 2,887 sq m
• Comparison sales	= 510 sq m
• Checkouts	= 378 sq m
Total	= 3,775 sq m

5.12 The assumed floorspace breakdowns shown above imply that the proposed extension will increase the space devoted to each use, as follows:

• Convenience sales	= 408 sq m (+14%)
• Comparison sales	= 420 sq m (+82%)
• Checkouts	= 92 sq m (+24%)
Total	= 920 sq m (+24%)

5.13 The proposed condition would allow the comparison sales area to be increased by 420 sq m, out of a total increase in sales floorspace of 920 sq m. Therefore, the split between new convenience and comparison sales within the new extension would be approximately 50:50. It is unclear from the information provided by the applicant whether some of the increase in sales floorspace will be devoted to widening aisles rather than increasing the display areas.

5.14 Based on these estimates the split between comparison and convenience sales space (excluding checkouts) would be 78:22. Based on our experience, it is not uncommon for large food superstores with a sales floorspace in excess 4,500 sq m net to have approximately 20% to 30% of their sales floorspace devoted to the sale of comparison goods. A proportion of this comparison space will be devoted to the sale of toiletries, kitchenware, pet food, stationery and other comparison items commonly found within food stores. However, the condition proposed by the applicant provides limited control over the mix of comparison goods sold. Theoretically, all the space could be devoted to the sale of clothing and fashion, which could change the nature of the store. However, this is unlikely as the retailer will wish to stock and sell a range of comparison goods associated with convenience shopping, e.g. toiletries, pet products, kitchenware and seasonal goods.

5.15 It is also important to note that the condition attached to the original planning permission is relatively unclear. In our view this condition provides limited control on the sale of goods. Condition 11 states:

The Class I retail store shall be used primarily for the sales of food, and shall not be used as a retail warehouse or as a DIY store.

5.16 No guidance is given with regard to the minimum level of food sales that will be allowed i.e. what does primarily mean? As indicated above, approximately 78% of the sales floorspace (excluding checkouts) of the extended store would be devoted to convenience sales if the applicant's proposed condition is accepted. We believe that it would be difficult to argue that this split in sales floorspace contravenes condition 11. Sainsbury could choose to reconfigure their existing store to provide, say, 35% comparison sales (1,321 sq m) without planning permission. Nevertheless, the proposed extension does provide an opportunity to impose a tighter control on the store as a whole.

Planning Condition Options

5.17 There are a number of options available to control the sale of goods within the extended store. The applicant has suggested a maximum proportion of comparison space, which may allow up to 930 sq m of space to be devoted for the sale of comparison goods. The advantage of this approach is that it provides a clear measurable limit. If the Council impose a minimum level of convenience goods floorspace then the level of comparison

floorspace would be uncertain. For example, if Sainsbury choose to re-configure their store to provide more sales floorspace by reducing storage or other non-sales areas then all the net gain in sales space could be devoted to comparison goods. If the Council's aim is to restrict the level of comparison sales within the store then we believe that a maximum limit, as proposed by the applicant is the most appropriate approach.

- 5.18 The disadvantage of this approach is the lack of control over the mix of comparison sales. Some comparison sales purchased on a day-to-day basis are normally provided within a food store whilst other comparison goods can be seen as being more ancillary, such as clothing, toys, furniture and electrical goods. These ancillary sales may be less acceptable in planning terms. The Council may choose to impose tighter controls on ancillary goods. For example, a maximum limit for specified comparison items could be introduced. This type of condition would offer more control over the sale of comparison items more typically sold within high street shops, but would give the operator more flexibility to sell other day to day comparison items. However, in our view this tighter restriction will not be necessary if the 17.5% maximum limit is introduced because the store will continue to sale a range of day-to-day comparison goods, which will limit the scope for ancillary comparison sales.

Concessions

- 5.19 A small area (182 sq m) is proposed for a concession, which the applicant indicates is likely to be occupied by Minit Services, who undertake drycleaning, film processing, shoe repairs and key cutting. These types of services are often provided within large food stores.
- 5.20 The Council may be concerned that the concession area could be occupied by other uses that do not support the main food store use, which could otherwise be located within an identified shopping centre.
- 5.21 The proposed condition limiting the sale of comparison sales floorspace would cover the concession, and should restrict the potential for this concession to be occupied by a comparison retailer. It may be too restrictive to limit the concession to a specific operator or type of occupier. The inclusion of one concession is unlikely to have a significant impact on other shopping centres. However, the amount of space devoted to concessions could be restricted to ensure that the character of the store remains consistent with that tested by MVM and to prevent the emergence of a number of

concessions, who may compete with other shopping centres. The following condition could be used.

"The area devoted to concessions should not exceed 200 sq m."

6.0 CONCLUSIONS

The Need for the Proposed Extension

- 6.1 The approach adopted within MVM's retail capacity/impact assessment is relatively broad brush. However, our review of the MVM study suggests that the capacity and impact figures produced are relatively conservative, because no allowance has been made for:
- healthy food store trading levels in 1999 (i.e. above the company average); and
 - the potential for the clawback of expenditure leakage.
- 6.2 These factors suggest that MVM may have under-estimated the quantitative capacity for additional food store floorspace. However, the MVM study makes no allowance for other food store commitments, i.e. the proposed food stores at White City, the recently opened Sainsbury at Paddington Station and the proposed food store at Edgware Road. The White City and Edgware food store proposals may have been excluded by MVM due to uncertainty regarding the timing of these schemes. It may be fair to assume that these stores will not be open until 2003 at the earliest.
- 6.3 The NLP 1999 Retail Study did make an allowance for these commitments. Projections within the 1999 Retail Study suggest that there should be quantitative scope for the proposed extension and the existing commitments by 2006, and that there is unlikely to be an adverse impact on existing food stores.
- 6.4 The 1999 Retail Study indicated that there are no obvious areas of food superstores within the Borough, particularly after the White City development. The study concluded that does not appear to be a need to allocate a further site for a large food store development. However, the study also suggested that above average trading levels within existing stores would offer some scope for additional food store floorspace (including ancillary comparison sales), up to 910 sq m net by 2006. Therefore, the proposed Sainsbury extension would meet most of this floorspace projection.
- 6.5 The applicant claims that the proposed extension will address customer dissatisfaction with the existing store, by providing a better choice of products and reducing congestion. Most of the existing food stores in North Kensington cater for basket and

top-up food shopping rather than bulk food shopping. The proposed extension will improve customer accessibility to a large superstore with a sales floorspace of over 4,000 sq m net, and will reduce the need for residents to travel outside the Borough to visit a store of this size.

The Sequential Approach

- 6.6 Government guidance suggests that extensions to stores in out-of-centre locations should be considered against the sequential approach. The first stage of the sequential approach is to demonstrate that the proposal is needed. The second stage is to demonstrate that there are no alternative town centre or edge of centre opportunities to meet this need.
- 6.7 The 1999 Retail Study suggests that there is quantitative scope for the proposed extension and that there will be qualitative benefits to customers if the extension is permitted. However, the Council should consider whether this need can be accommodated within or adjacent to an existing principal shopping centre, which would serve the same area of North Kensington.
- 6.8 In addition, it is necessary to consider whether the additional retail floorspace proposed could be disaggregated and accommodated on smaller sites/premises in principal shopping centres. If the proposed extension is appropriately conditioned to prevent the introduction of a significant amount of new forms of retail sales then the identified need for the extension is, in our view, locationally specific to the Sainsbury store. Therefore, the potential disaggregation of the new floorspace can be rejected.
- 6.9 We recommend that, if the Council is minded to approve the application then a maximum level of sales floorspace devoted to the sale of non-food and grocery items should be imposed as discussed in Section 5. The 17.5% restriction proposed by the applicant will allow up to 930 sq m of comparison sales compared with 510 sq m within the existing store, which is not excessive in our view.
- 6.10 However, if the Council is not convinced that the condition proposed by the applicant will prevent a significant amount of new forms of retail sales being provided in the Sainsbury store then the decision should be deferred, and more detail information requested from the applicant, i.e. a detailed store layout showing displays and the goods sold.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Nathaniel Litchfield and Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Switchboard: 020 7937 5464
Extension: 2701
Direct Line: 020 7361 2701
Facsimile: 020 7361 3463

31 July 2000

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

R

My reference: DPS/DCN/RT/TP Your reference:
98/1187

Please ask for: Roy Thompson

For the attention of Mr Peter Wilks

Dear Sirs,

**Town and Country Planning Act, 1990
Proposed extension to Sainsbury's store, Canal Way, North Kensington
Planning application PP/98/1187**

I write further to your facsimile transmission dated 14 April and our subsequent telephone conversation(s) concerning the above, in respect of your draft report on the retail capacity/impact assessment prepared by MVM Planning.

As previously discussed I enclose copies of previous correspondence for your consideration.

I would value your ongoing advice on the extent and wording of conditions, particularly in respect of the sale of comparison goods. You will also note that we are concerned about the extent and type of concessions. It would be helpful if you could frame a form of wording which we could use to control comparison goods, and suggest any condition which could address the extent of the concessions.

I would also welcome receipt of the final version of your report, updated as you consider appropriate.

Yours sincerely,

Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

c.c. Phil Hughes - Policy Team Leader.

Pharlet

(Handwritten initials)
 R. ad

FAO: R Thompson Esq
 Executive Director of Planning and Conservation
 Royal Borough of Kensington and Chelsea
 The Town Hall
 Hornton Street
 London
 W8 7NX

MVM Planning Limited
 Ropemaker Court
 12 Lower Park Row
 Bristol BS1 5BN
 Tel: 0117 925 4393
 Fax: 0117 925 4239
 Email: mail@mvmplanning.co.uk

(Large handwritten signature)

Your Ref: DPS/DCN/RT/
 TP98/1187

Our Ref: 1024/SC/kr

Date: 28 July 1998

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
 SAINSBURY'S, CANAL WAY, KENSAL GREEN
 PROPOSED STORE EXTENSION AND IMPROVEMENTS**

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(47)		31 JUL 2000					
IO	REC	ARB	FWD PLN	CON DES	FEES		

We write further to your letter of 16 June 2000 in connection with the above. Following consideration of the three issues you raised in the letter, we respond as follows:

1 Details of the Concession

The concession is likely to be operated by Minit Services, who undertake drycleaning, film processing, shoe repairs and key cutting. However, this has yet to be confirmed. Customers now expect to find such services in modern supermarkets.

2 Details of Comparison Goods Sales

Convenience goods include food, alcoholic drink and newspapers and magazines and are sold in both supermarkets and town centres. Comparison goods include shoes and clothing and are more often found on the high street. However, many comparison goods such as baby goods, toiletries, pet foods and toilet paper/tissues are now universally sold in large supermarkets and it is generally accepted that in practice, they are convenience items.

The attached schedule sets out a list of comparison goods (as defined by The Data Consultancy) currently sold from the store. About 15% of the store is currently given over to selling these items. It only sells a very small proportion of other comparison goods more commonly sold in the high street, such as videos, books, CDs and electrical products. However, the quantity and range of these products is extremely limited.

Contd/....

A number of these goods (eg barbecue/outdoor leisure and sun-care) are stocked on a seasonal basis. At other times of the year, the same floorspace is likely to be taken up by other seasonal products, such as Christmas decorations.

It is not proposed to significantly expand the range of comparison goods sold from the extended store. We have previously stated that the extension will enable "more of the same" *mainly* convenience goods to be stocked. However, the extension and refurbishment will enable a slightly expanded range of some comparison goods to be displayed in an improved format. For example, at the present time, home and kitchen-ware is currently sold is displayed on several aisle-ends. The internal refit proposed as part of the store extension will enable a consolidated and enhanced format, together with a limited increase in the quantity and range. This is likely to be the case for most of the comparison products currently sold from the store.

3 Basis for Proposed Condition

Your view is that the condition we proposed in our letter of 24 May 2000 would not be acceptable given the amount of floorspace that could be given over to the sale and display of comparison goods in the light of Condition 11 of the original store's planning permission. We have considered this further and on reflection, we are prepared to suggest an amended condition. Retailing is a dynamic industry and in the interests of healthy competition with other large supermarkets in the area, Sainsbury's must maintain some flexibility in the range of goods the store is able to sell, whilst at the same time ensuring that there is no resulting harm to any existing centre. In view of our client's intentions for the extended store in terms of the range of goods proposed to be sold, we trust that the following condition will be acceptable:

"Not without the Council's agreement in writing to use more than 17.5% of the Sales and Display Area of the Extended Store for the sale or display of Comparison Goods.

INFORMATIVE

The Sales and Display Area means that part of the extended store which is used for the sale and display of goods together with other publicly accessible areas used for the provision of services to customers.

Extended Store means the retail store after the implementation of planning permission 98/1187.

Comparison Goods means those goods defined by The Data Consultancy.

In our opinion, it is possible to attach a condition covering the existing floorspace and the extension. The advantage of imposing the above restriction on the extended store is that it will provide both parties with certainty on the precise level of comparison goods that may be sold from the store.

Contd/...

FAO: R Thompson Esq
Page 3

28 July 2000

We trust this addresses your outstanding concerns and we look forward to receiving your confirmation that the application may be presented to the next Committee with a favourable recommendation.

Yours faithfully



Simon Coles
Principal Planner
for and on behalf of
MVM PLANNING LTD

Cc: H Grala Esq - Sainsbury's Supermarkets Ltd
P Stewart Esq - Sainsbury's Supermarkets Ltd
P Handley Esq - DMWR

DIRECTORATE OF ENVIRONMENTAL SERVICES

TO: ROY THOMPSON
FROM: AMANDA GUDGIN
SUBJECT: SAINSBURY'S EXTENSION - 2 CANAL WAY
DATE: 26 JULY 2000

Further to my e-mail message on the 24th July 2000 I have today been informed by Mr Roland Cooper that 'piling' is the preferred option for the foundations of the extension and not pads. This completely goes against the recommendations stipulated by both the environmental consultants ESU Services Ltd and BTP Consulting Civil Engineers in which they both state '*that piling should be avoided to minimise potential for the contaminants to track.*'

In the report by BTP Consulting Civil Engineers written by Roland Cooper himself it concludes on page 7 that '*the London Clay is available at depths that would allow economic design to be based upon pad foundations, in conjunctions with a ground bearing slab*'. Also, in the recommendations on page 9, item 1 it states '*that the foundation solutions be designed based upon ground bearing slab and pad foundations*'. (see attached photocopy)
Why have things therefore changed to piling, when it is not recommended on a contaminated site like this?

In view of this information I have reviewed the site investigation again and have concluded that there are too many missing elements about the site investigations that we need to know before we can proceed to planning permission. Out of the three trial pits which were dug, two of them had to be disbanded. One was relocated. The first trial pit only went down to 1.3m and stopped. The second trial pit was aborted at 0.7metres and the third trial pit was aborted and relocated south to 3.3metres in depth. Therefore the trial pits have not gone down to a significant depth to take account of the depth to which the foundations would go and especially if the foundations are now going to be piling this is even more critical.

Additionally, there are still the outstanding issues of no asbestos analysis being undertaken in the original site survey, as well as no gas survey.

Having looked at all these outstanding issues, I can only recommend to you that they revisit their site investigations, carrying out a gas survey, an asbestos survey, together with additional sampling in trial pits where the foundations will be taking place and to depths to which the foundations will go down to prior to planning permission. This will then allow a condition to be set for an appropriate remediation strategy to be devised based on the site investigations.

Amanda

3. The materials encountered within the footprint of the proposed extension are considered to be environmentally suitable for the proposed end use of a building;
4. Piled foundations and new service runs should be avoided if possible to minimise potential for contaminant to track.

Geotechnical - Bettridge Turner & Partners (BTP) attended site during the excavations by ESU. The detailed report is attached at Appendix B to this report.

The findings conclude:-

1. The substratum close to ground level would support a ground bearing slab used for retail floor area or restaurant use;
2. The London Clay is available at depths that would allow economic design to be based upon pad foundations, in conjunction with a ground bearing slab.

Conclusions

1. The site has been remediated generally by top strip and overlay with general fills under impermeable hardstandings. This is a valid treatment for current and proposed use.
2. There may be subterranean features left from the gas works history of the site, however none of these are anticipated under or proximate to the store extension. There is a potential liability for future cleaning up of the site in the event of total redevelopment uncovering contaminated features.
3. Contamination is present, but at a low level well within the guidelines for safe use under concrete slab within a store environment. The area under the proposed extension is described as Slightly Contaminated.
4. Levels of contamination are sufficient to require groundworks contractors to work in accordance with HSE document HS(G)66 "The Protection of Workers and the General Public during the Redevelopment of Contaminated Land".
5. Land fill gasses must be expected and allowed for in design and coordinated fully with existing protection systems for the store.
6. Sulphates are present and Class 3 protection as described in B.R.E Digest 250 should be allowed for in design of underground features.

Recommendations

It is recommended that the following courses of action be taken to address existing and anticipated contaminative issues for the proposed store extension works:-

1. Foundation solutions be designed based upon ground bearing slab and pad foundations;
2. All additional services runs are contained within the existing supply corridors on site;
3. A chemist is employed during all ground works to provide continual evaluation of site conditions, classification of waste for disposal of arisings, and to ensure appropriate PPE's are utilised by the workforce;
4. That all historical data of underground features, test results and reports are collated and placed within the Health and Safety File for the finished building to assist any future development/redevelopment of the site.
5. That this report and others are provided for use by Designers in detailed design.

services. Cyanide concentrations were slightly elevated in a number of samples, but are well below ICRCCL thresholds.

5. Heavy metal concentrations in the samples taken were below Dutch Intervention thresholds, and had a leachable content below the limit of detection.
6. The materials encountered within the footprint of the proposed extension are considered to be environmentally suitable for the proposed end use of a building, however material arising from site may be classed as contaminated for waste disposal purposes.
7. As the site is a former gas works, localised structures tanks, and pockets of contamination could be present have not been detected by the trial pit pattern. It is therefore recommended that a site chemist be present during ground works to ensure accurate categorisation of ground conditions throughout the excavated area.
8. It is known that two large tar tanks have been present close to, but outside the area of investigation. Extreme care should be taken if excavations (eg of service runs) are to take place outside the area of investigation.
9. The preferred environmental option for foundations would be to avoid piling, as this process can create migration pathways for contaminants and crates a risk of unidentified underground structures being breached.
10. Landfill gas and land gasses were not investigated during this investigation. A gas survey for the entire site would be prudent. This would involve the installation of four x gas monitoring boreholes to the maximum depth of fill material on site.

Remediation requirements.	<p>The analysis suggests that ground conditions are environmentally suitable for the proposed use. Caution must be taken owing to the site's history. It is recommended that a site chemist be present during any ground works on site to further evaluate ground conditions.</p> <p>Historical research indicates that further investigation works of the site of the entire store and car park (outside the scope of this investigation) would be likely to identify areas of the site in which remediation would significantly reduce the potential for environmental liability.</p>
Monitoring/further investigation	<p>No gas investigation was carried out on site was very limited. Owing to the mixed nature of fill materials, it would be prudent to carry out a land gas investigation of the site.</p> <p>The investigation was commissioned to cover only a small portion of the site. Historical information has indicated that there is a potential for environmental liability to be associated with the wider site. In particular, two large tar tanks were formerly located under the car park area approximately 20m from the area of the proposed extension. Further investigation and (if practicable) remediation is strongly advised.</p>
<p>This sheet is intended to provide a summary only of the assessment study of the site. This sheet does not provide a definitive engineering analysis</p>	



✓/AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address LAPBROKE GROVE, SAINSBURY	Appl. No. 98/1187/R7	L.B.	C.A.	N C S
Description amenities	Code			

This scheme is now acceptable and the store's cafe maintains a face on to the tow path with a seating area in front with soft landscaping

Could we condition further details of the planting / landscaping scheme for the small square to be submitted prior to the commencement of the relevant part of the work.

No objection

GR (25/7/00)

FILE NUMBER: 98/1187
ADDRESS: J. Sambury's Store
..... Canal Way
..... Lakeside Cr., W.I.O.

REVISED DRAWINGS RECEIVED

1. Please re-notify all ^{originally notified plus} objectors. Add to letter:
"Revised drawings received. Any further comments must be received by ^{within 14 days of above date}" *
2. Please ~~re-advertise~~ *

* delete or add as appropriate

Plans attached for N. Ken Library → 18/7/2000.

105 LETTERS → CT 18/7/2000

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

2079/2080

020-7361- 2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile:

020-7361-3463

Date: 18 July 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: J. SAINSBURY STORE, LADBROKE GROVE, W.10

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Proposed extension and improvements to existing store. REVISED DRAWINGS RECEIVED.

Applicant Sainsbury's Supermarkets Ltd **Stamford House, Stamford Street, London, SE1 9LL**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

F

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 020 7937 5464
Extension: 2701
Direct Line: 020 7361 2701
Facsimile: 020 7361 3463

27 July 2000

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My reference: DPS/DCN/RT/TP Your reference: 1024/SC
98/1187

Please ask for: Roy Thompson

For the attention of Mr Simon Cole

Dear Sirs,

**Town and Country Planning Act, 1990
Proposed extension to Sainsbury's store, Canal Way, North Kensington**

I write further to my letter dated 16 June 2000, and our subsequent telephone conversation(s) concerning the above.

As you are no doubt aware, an ongoing dialogue has been progressing between the Council's Environmental Quality Unit (EQU) and your Environmental Consultant, Mr Roland Cooper, in respect of land contamination issues.

I have been advised that agreement has not been reached in respect of matters relating to the gas analysis. Consequently, my colleagues in the EQU have requested that I ask for a full and detailed gas survey to be submitted prior to determination of the planning application.

They are similarly concerned about the intended method of foundation, which is now understood to be in the form of piling. This goes against the recommendations stipulated by both the environmental consultants ESU Services Ltd and BTP Consulting Civil Engineers in which they both state that: "*piling should be avoided to minimise potential for the contaminants to track*". In view of this recent information the site investigation report has been reviewed and the conclusion drawn that inadequate trial pits and associated sampling has taken place.

It is therefore advised that additional sampling and trial pits should take place in locations where the foundations will be made and to depths to which the foundations will extend. These details should be submitted prior to the determination of the planning application.

This concern has also raised awareness of the asbestos issue to a level whereby it is now being suggested that an asbestos survey should be submitted prior to the determination of the application.

It is suggested that your environmental consultant contacts the relevant Officer in the Council's Environmental Quality Unit (Amanda Gudgin on 020 7341 5760) to discuss these issues further.

In the meantime I am still awaiting your response to my letters dated 13 and 16 June in respect of the retail impact matters and the financial contribution to the junction improvements.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'RT' or similar initials, written over a horizontal line.

Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

c.c. Amanda Gudgin - Environmental Quality Unit.
Pharlet

Attention

MR R Thompson

WITH COMPLIMENTS

DVJ Handley

KT
Back in

DMWR

DOUGLAS MARRIOTT
WORBY · ROBINSON
CHARTERED ARCHITECTS

1 WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 020-7928 0456
FAX 020-7928 1593
E-MAIL mail@dmwr.co.uk

DMWR

DOUGLAS MARRIOTT
WORBY · ROBINSON
CHARTERED ARCHITECTS

1 WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 020-7928 0456
FAX 020-7928 1593
E-MAIL mail@dmwr.co.uk

14 July 2000

1742/3.1/PH

For the Attention of :- R Thompson Esq
Executive Director of Planning and Conservation
Royal Borough of Kensington & Chelsea
The Town Hall
Horton Street
London
W8 7NX.

Dear Sir,

✓ CT
18/7/2000

Re: Sainsburys Supermarkets Ltd, Canal Way, Ladbroke Grove, Store Extension, Reference 98/1187.

Further to our meeting of 23RD May 2000 where we discussed the amendments to be made to the design of the current planning application drawings, we enclose four copies of the amended drawings for your attention.

DMWR Drawing Nos. 1742/A1/104/E, 105/E & 106/E. Please could you substitute these drawings for the currently submitted drawings accompanying the above application.

The drawings show the amendments to the elevations and the hard and soft landscape area between the new restaurant and canal towpath. The landscape proposals are indicative and will be subject to more detail proposals prior to the project being constructed.

Yours sincerely,



Paul Handley

c.c. Mr H Grala
Mr S Coles
Mr S Gosling

Sainsburys Supermarkets Ltd.
MVM Planning Ltd
Mayer Brown.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
56		18 JUL 2000					
IO	REC	ARB	FWD PLN	CON DES	FEES		

Enc: A1 Drawings.

PARTNERS

PS WILLIAMS Dipl Arch ARIBA C PIDCOCK Dip Arch RIBA
JF ATKINSON Dip Arch (Leics) RIBA J NEALE Dipl Arch RIBA PVJ HANDLEY D Arch (Kingston) RIBA

ASSOCIATE

DA LOWMAN BA (Hons) Dip Arch (Oxford) RIBA ASAI

IT MANAGER - K CHATFIELD

AND IN ASSOCIATION WITH THE DMWR PARTNERSHIP, MANCHESTER

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

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*Maybe prepared to accept 10%-15% comparison goods
Phone call with Simon
Costs or 12/7*

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 020 7937-5464

Extension: 2701

Direct Line: 020 7361 2701

Facsimile: 020 7361 3463

16 June 2000

My reference: DPS/DCN/RT/TP Your reference: 1024/SC
98/1187

Please ask for: Roy Thompson

For the attention of Mr Simon Cole

Dear Sirs,

**Town and Country Planning Act, 1990
Proposed extension to Sainsbury's store, Canal Way, North Kensington**

I write further to my letter dated 13 June 2000, concerning the above.

Following further discussions with colleagues, it has been decided that we require further clarification on three matters relating to your supplementary retail statement:

1. We require more details of the concessions, in terms of occupier and type of use.
2. You are requested to set out in detail the comparison goods that are currently sold from the premises and those which are proposed to be sold.
3. We would be interested to learn the basis for your proposed condition which would enable your client to use up to 20% of the sales and display area of the store for the sale of comparison goods.

In respect to point 3 above, the initial view is that 20% is excessive. You will note that condition 11 of the relevant planning permission states:

"The Class I retail store shall be used primarily for the sale of food, and shall not be used as a retail warehouse or as a D.I.Y store."

However, I shall await the response to this letter prior to addressing this matter further.

Yours sincerely,

Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

c.c. Phil Hughes - Policy Team Leader.
Pharlet

330 95

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



E.A. SANDERS, ARICS,
Director of Planning and Transportation
M.J. FRENCH, ARICS, Dip.T.P.,
Deputy Director of Planning and Transportation

Department 705,
The Town Hall,
Hornton Street,
London,
W8 7NX

J. Sainsbury PLC,
Stamford House,
Stamford Street,
London SE1 9LL

Telephone: (01)937 5464
Extension: 2081

17 DEC 1986

Date:

My reference:

Your reference:

Please ask for:

PV/TP/86/1602/C/45/174/62/220

J. Huxtable

P. Vallely

Dear Sirs,



TOWN AND COUNTRY PLANNING ACT, 1971

KENSAL GREEN GASWORKS, LADBROKE GROVE, KENSINGTON, W.10

I refer to your application dated 23/07/86, completed 30/07/86, revised 14/11/86 and to the details which you have submitted pursuant to Conditions (1), (2), (3) and (9) of the planning permission dated 25/06/85, for the erection of a Class I retail store, with car parking, servicing yard, filling station and road access, at the above-mentioned site.

This matter has been considered by the appropriate Sub-Committee of the Council and I am instructed to inform you that the Council have approved details of the reserved matters, as shown on submitted drawings Nos. TP/86/1602/C, Applicant's drawings Nos. 351/109E, /110D, /111E, /115A, /117, /118, /309B, /310, 779/3C, /4B and /5C.

/ INFORMATIVES ...

2/...

INFORMATIVES

1. This consent is granted without prejudice to the requirements of the Central Electricity Generating Board, the British Waterways Board, or other statutory or public undertakings concerning the provision of services, and maintenance and access to the towpath.
2. The Council draw attention to the need for the adequate provision of bicycle parking facilities, litter bins, and safeguards against trolley dumping, particularly along the canal frontage.
3. The Council regards the wildlift planting area important, and you are advised to consult the London Wildlife Trust, 80 York Way, London, NI 9AG before implementation.
4. The Council draws attention to Condition No. 6 of the planning permission dated the 25th June 1985 concerning landscaping and planting, and you are advised that the Council will make the fullest use of its powers to ensure that the landscaping and planting are implemented in full. The Council considers the planting provision hereby approved constitutes the minimum necessary to achieve a reasonable degree of visual amenity in the scheme, and requests that additional such provision be made wherever possible, with adequate resources allocated to care and maintenance.

Yours faithfully,

S. A. Sanders.

Director of Planning and Transportation

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



E.A. Sanders ARICS
Borough Planning Officer

Telephone: (01)-937 5464

Extension:

Department 706
The Town Hall,
Hornton Street,
London,
W8 7NX

Dear Sir (Madam),

25 JUN 1985

PERMISSION GRANTED ON AN OUTLINE APPLICATION

TOWN AND COUNTRY PLANNING ACT, 1971

Permission for Development (Conditional)

The Borough Council, in pursuance of its powers under the above-mentioned Act and the Town and Country Planning General Development Order, 1977, hereby grants permission on an outline application for the development referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

In accordance with the provisions of Article 7(7)(a) of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

This permission does not purport to convey any approval, consent, permission or licence under any other Acts, including any Byelaws, Orders or Regulations made thereunder, and nothing herein shall be regarded as dispensing with compliance therewith or deemed to be an approval, consent, permission or licence thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-1939, and the Byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address, in case of doubt, may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefits thereof.

Yours faithfully,

Borough Planning Officer

Statement of Applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of a local planning authority was based on a direction given by him.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.

25 JUN 1985

SCHEDULE

30112

OFFICIAL USE ONLY

REFERENCE: PV/TP/85/0087/F/41/1/1351

Date of Application: 02/01/85

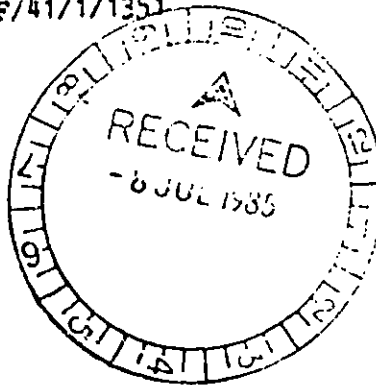
Completed: 22/01/85

Revised:

Type: Outline

Personal /Limited: -

G.L. Hearn & Partners,
Delta House,
44-48 Borough High Street,
London Bridge,
London SE1 1XP



DEVELOPMENT

Erection of a Class I retail store and a Class I retail unit (together providing a gross floor area of 6,145 sq.m.), together with associated car parking space and servicing yard, a petrol filling station, and road access to land at the rear, on land at KENSAL GREEN GASWORKS, LADBROKE GROVE, KENSINGTON, W.10, as shown on submitted drawings Nos. TP/85/0087, Applicant's drawing showing and outlined in red on drawing dated October, 1984.

CONDITIONS

1. Approval of details of the siting, design, levels and external appearance of the buildings, the means of access thereto, and of the layout and number of car parking spaces and the landscaping of the site shall be obtained from the local planning authority; and the development shall not be carried out except in accord with the details so approved.
2. The details required by Condition 1 above (a) shall include sectional drawings showing the levels of the retail store in relation to the heights and levels of existing boundary walls, the adjacent canal towpath, "Dock 2", and the Western Region railway.
3. The details required by Condition 1 above shall show the development to be sited and laid out so as to provide for pedestrian access between the application site and the canal towpath, and between the application site and "Dock 2".
4. The development shall provide not less than 590, and not more than 650 off-street car parking spaces, and all of such spaces shall be provided and maintained at all times for sole use by the staff, customers, and other visitors to the development.
5. There shall be a clearly defined pedestrian route between Ladbroke Grove and the retail store.
6. The site shall be landscaped (and trees shall be planted) in accord with landscaping and tree planting proposals to be shown on the drawings required by Condition 1 above, and such landscaping and planting shall be completed within 12 months of the commencement of the use as a retail store.

- 7. The facing materials to be used on the building shall not be otherwise than those approved by the Council before any work on the site is commenced, and samples of such facing materials, including details of any pointing shall be submitted for the Council's consideration. (C.8)
- 8. The loading or unloading of vehicles visiting the premises, including those delivering fuel, shall not be carried out otherwise than from within the curtilage of the building. (C.16)
- 9. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of two years from the date of this permission; and the development permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later. (C.23)
- 10. Particulars of the facing materials shall be submitted to the Council within three years from the date of this permission, and the development to which which permission relates must be begun not later than two years from the final approval of the facing materials. (C.24)
- 11. The Class I retail store shall be used primarily for the sale of food, and shall not be used as a retail warehouse or as a D.I.Y. store.
- 12. Signs shall be erected to direct traffic movement within the site, and to safeguard pedestrians, in accord with traffic routes to be indicated on the detail plans.

REASONS FOR THE IMPOSITION OF CONDITIONS

- 1. In order that the Council may be satisfied as to the detail of the proposal. (R.4)
- 2. The Council place importance on the relationship between the new development and the adjoining towpath and basin and wish to see that the new building is not unduly dominant in that context and can have pedestrian connection thereto - see Informative 2 below.
- 3. The Council place importance on the relationship between the new development and the adjoining towpath and basin and wish to see that the new building is not unduly dominant in that context and can have pedestrian connection thereto - see Informative 2 below.
- 4. To ensure adequate off-street parking provision.
- 5. To provide a safe pedestrian route between the public highway and the new development.
- 6. To ensure that a proper landscape and planting scheme, designed to enhance amenity, is implemented.
- 7. To ensure that the external appearance of the building is satisfactory. (R.5)

- 8. To obviate danger to vehicles and pedestrians on the highway. (R.12)
- 9. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 42 of the Town and Country Planning Act, 1971. (R.14)
- 10. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 42 of the Town and Country Planning Act, 1971. (R.14)
- 11. The Council are prepared to grant permission in this case, as a departure from the industrial designation in the District Plan, because of the local advantages, which will accrue from a retail food store.
- 12. To secure vehicular and pedestrian safety.

INFORMATIVES

- 1. The Council, in making this decision, have taken note of the general layout and disposition of buildings, parking, servicing and access and landscaping shown on illustrative drawing No. 351/8 and, subject to the matters referred to below and in Conditions 2, 3, 4, 5 and 6 above, will expect the detailed plans to be submitted in accord with Condition 1 above to show general conformity with those layout proposals. The indicative proposals for landscaping and tree planting appear, however, to be minimal. This aspect should be discussed further with the Council's officers, bearing in mind also the comments of the London Canals Consultative Committee (see Informative 2, below).
- 2. The Council draw particular attention to observations contained in paragraphs (3) and (4) of a report prepared for the London Canals Consultative, a copy of which was sent to you on 19th March, 1984, and request that the detail plans be prepared to recognise the various comments there made. This aspect of the development may be considerably improved if Dock No. 2 were incorporated into the development to be used for customer moorings and amenity.
- 3. The Council understand that you are in discussion with London Transport with a view to including on-site stopping space for buses. The Council welcome these discussions and suggest that any proposals agreed be included in the detail plans.
- 4. In view of the distance of the retail store from the public highway, consideration should be given to the provision of customers toilet facilities.
- 5. Any proposed signs may need consent under the Town and Country Planning (Control of Advertisement) Regulations, 1984. The Borough Planning Officer, at the Town Hall, Hornton Street, London, W8 7NX, will be pleased to advise in this respect. Proposals to place signs on the public highway must be checked also with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14 8PT. (I.1)

6. Refuse storage accommodation and access thereto must be provided to the Council's satisfaction. You are therefore advised to consult with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14. (01-373-6099) who has a code of practice available. Advice can also be given on certain aspects of industrial and commercial waste, as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.3)
7. The Borough Environmental Health Officer, at the Town Hall, Hornton Street, London, W8 7NX, should be consulted concerning the provisions of the Health and Safety at Work etc. Act 1974 which must be complied with where applicable. It is pointed out that the fire precautions provisions are the concern, with certain exceptions, of the Greater London Council, as fire authority, and information relating thereto must be obtained from that Council's technical officers at the Department of Architecture and Civic Design, Middlesex House, 20 Vauxhall Bridge Road, S.W.1. (01-633-3827). (I.7)
8. Your attention is invited to the provisions of the London Building Acts, 1930-39, and the By-laws in force thereunder, which must be complied with to the satisfaction of the District Surveyor (01-373-7702). (I.12K)
9. This decision does not dispense with the necessity for obtaining any licence required under the Petroleum (Consolidation) Act, 1928, and of complying with the conditions of such licence. In this connection you are advised to discuss the proposal at an early date with officers of the Greater London Council, Licensing Department Egginton House, 25-28 Buckingham Gate, S.W.1 (01-939-7799, extn 720 or 721). (I.25)
10. You are requested to consult at an early stage with the London Electricity Board, who may wish to negotiate for the erection of a small transformer on the site. (I.26)
11. The Director of Engineering and Works Services whose office is situated at Warwick Road, W14 (01-373-6099) shall be advised 7 days before any earth moving or abnormal use of adjacent highways commences in order to discuss arrangements for the routing of earth removing vehicles and for ensuring cleansing of the carriageway. Contractors are reminded that it is an offence to deposit mud upon the public highway. In the event that any spillage etc. is not immediately cleared, the Council will carry out the necessary cleansing and re-charge the cost of the work to the Contractor. The Director must also be consulted about the removal and disposal of any toxic material. (I.33)
12. Your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act, 1970 (as referred to in Section 3 of the Disabled Persons Act, 1981) which place an obligation on a developer and his representatives to provide easy access for the disabled. In the case of development for office, shop, or factory purposes, or for buildings or premises to which the public are admitted, you should refer to the Code of Practice for Access for the Disabled to Buildings BS 5810 : 1979. In the case of university, college, or school buildings, to Design Note 18 "Access for the Physically Disabled to Educational Buildings." (I.34)

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	1 of 49	Adverts & History No
	CONVERT AND EXTEND EXISTING BUILDINGS TO FORM WORKS CANTEEN, FOREMANS LOBBY AND CLUBROOM.		CA 78/044 CA 1062 CA 87/177 CA/87/198

Received	26/05/1949	Decision & Date	
Completd		Conditional	12/07/1949
Revised			

TP No	Brief Description of Proposal	2 of 49
	INSTALL NEW VERTICAL RETORT HOUSE COMPLETE WITH COAL AND COKE HANDLING PLANT, EXHAUSTER HOUSE AND LOBBY.	

Received	28/03/1950	Decision & Date	
Completd		Unconditional	22/05/1950
Revised			

TP No	Brief Description of Proposal	3 of 49
	ERECT 2 STOREY ELECTRICITY SUB-STATION.	

Received	15/03/1951	Decision & Date	
Completd		Unconditional	06/04/1951
Revised			

TP No	Brief Description of Proposal	4 of 49
	CONSTRUCT COAL GASIFICATION PLANT WITHIN CONFINES OF NO. 1 RETORT HOUSE.	

Received	03/11/1953	Decision & Date	
Completd		Unconditional	01/12/1953
Revised			

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS
 Comment :
 TP Arch/History : 23938 H 694
 See Also :
 Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)
 Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No Brief Description of Proposal 5 of 49

**ERECT STEEL FRAMED BRICK PANELLED EXTENSION TO NO. 3
 RETORT HOUSE.**

Received 21/11/1952 Decision & Date
 Complet'd Unconditional 15/01/1953
 Revised

TP No Brief Description of Proposal 6 of 49

**ERECT SINGLE STOREY STEEL FRAMED BRICK CLAD BUILDING
 WITH CORRUGATED ALUMINIUM ROOF TO HOUSE WATER SOFTENING
 PLANT.**

Received 19/05/1958 Decision & Date
 Complet'd Unconditional 20/06/1958
 Revised

TP No Brief Description of Proposal 7 of 49

**ERECT 30" STEEL PIPE OVER CANAL AND TOWPATH ADJ. TO
 CANAL BRIDGE.**

Received 03/03/1964 Decision & Date
 Complet'd Unconditional 04/08/1964
 Revised

TP No Brief Description of Proposal 8 of 49

**ERECT GAS PUMPING PLANT HOUSE.
 PLANNING PERMISSION NOT
 REQUIRED.
 WITHDRAWN**

Received 22/08/1967 Decision & Date
 Complet'd Withdrawn 13/09/1967L
 Revised

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :
TP Arch/History : 23938 H 694
See Also :Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)
Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No Brief Description of Proposal 9 of 49

BRICK STRUCTURE, CONCRETE FLOOR AND ROOF SLAB, ASPHALT
FINISH TO ROOF AS EXTENSION TO EXISTING PUMP HOUSE.
PERMITTED DEVELOPMENT.
WITHDRAWNReceived 24/04/1968 Decision & Date
Completd Withdrawn 06/05/1968L
Revised

TP No Brief Description of Proposal 10 of 49

ERECT 24" DIA. GAS PIPE AND PIPE BRIDGE OVER CANAL TO
KENSAL GREEN CEMETERY.Received 15/01/1970 Decision & Date
Completd Refused 23/11/1970
Revised

TP No Brief Description of Proposal 11 of 49

ERECT NEW ANTI-FREEZE BOILER HOUSE.

Received 26/06/1970 Decision & Date
Completd Conditional 23/11/1970
Revised

TP No Brief Description of Proposal 12 of 49

ERECT 24" DIA. GAS PIPE AND PIPE BRIDGE OVER CANAL TO
KENSAL GREEN CEMETERY.Received 23/07/1970 Decision & Date
Completd Refused 23/11/1970
Revised

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No Brief Description of Proposal 13 of 49

ERECT SINGLE STOREY BUILDING FOR USE AS TELEMETERING ROOM.

Received 25/02/1971 Decision & Date
 Complet'd Conditional 09/08/1971
 Revised

TP No Brief Description of Proposal 14 of 49

ERECT BUILDINGS ON WESTERN PART TO FORM A GAS CORPORATION DISTRICT DEPOT INCLUDING STORES, WORKSHOPS, STAFF TRAINING CENTRES, VEHICULAR PARKING AREA.

Received 20/03/1974 Decision & Date
 Complet'd Conditional 17/01/1975
 Revised

TP No TP/75/0260 Brief Description of Proposal 15 of 49

APPROVAL TO DETAIL, TOGETHER WITH THE USE OF 'COLORCOAT' PVC COATED SHEET STEEL FOR CONDITION 1 & 2 IN REFERENCE TO PP DATED 17/1/75.

Received 29/01/1975 Decision & Date
 Complet'd 25/04/1975 Approval of Details 04/07/1975L
 Revised

TP No Brief Description of Proposal 16 of 49

APPROVAL TO DETAILS OF FACING MATERIALS AT AREA STORES, WORKSHOPS, VEHICULE WASH, TRANSPORT SERVICE CENTRE BUILDINGS, IN REFERENCE TO PP 17/1/75

Received Decision & Date
 Complet'd
 Revised CON A/D 29/07/1975L

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No **TP/76/0142** Brief Description of Proposal 17 of 49**CHANGE OF USE OF PARTS OF DISTRICT DEPOT BUILDING BEING BUILT - TO OFFICES.**Received **04/02/1976** Decision & DateCompletd **Conditional****17/05/1976**

Revised

TP No **TP/78/1326** Brief Description of Proposal 18 of 49**ERECTION OF A GAS PUMPING PLANT BUILDING.**Received **04/10/1978** Decision & DateCompletd **Conditional****04/12/1978**

Revised

TP No **TP/79/0442** Brief Description of Proposal 19 of 49**ERECTION OF A TEMPORARY STORES BUILDING TO HOUSE GAS DISTRIBUTION MATERIALS.**Received **26/03/1979** Decision & DateCompletd **Conditional****31/05/1979**

Revised

TP No **TP/79/0795** Brief Description of Proposal 20 of 49**ERECTION OF A SCREEN WALL ENCLOSING GAS REGULATING EQUIPMENT.**Received **15/06/1979** Decision & DateCompletd **Conditional****08/10/1979**

Revised

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No TP/79/1163 Brief Description of Proposal 21 of 49

RETENTION OF A TEMPORARY VEHICULAR ACCESS.

Received	29/08/1979	Decision & Date	
Completd		Conditional	09/01/1980
Revised		LIMITED TO	31/12/1980

TP No TP/80/0400 Brief Description of Proposal 22 of 49

ERECTION OF BOUNDARY FENCING AND TEMPORARY GATEHOUSE.

Received	19/03/1980	Decision & Date	
Completd		Conditional	08/05/1980
Revised			

TP No TP/81/0073 Brief Description of Proposal 23 of 49

CHANGE OF USE FROM LABORATORY TO EDUCATION AND TRAINING OF YOUNG PEOPLE.

Received	19/01/1981	Decision & Date	
Completd		Conditional	10/03/1981
Revised			

TP No TP/82/0635 Brief Description of Proposal 24 of 49

DEV. IND AND WAREHOUSE USES CLASSES III, IV & X T&CP (USE CLASSES) ORDER 1972 BY ERECTION OF PART 1 & 2 STOREY BUILDINGS AND ACCESS ROADS & PARKING & SERVICING AREAS AND USE OF PART OF THE SITE AND CANAL BASIN NO. 1 AS A CANOE CLUB.

Received	30/04/1982	Decision & Date	
Completd	10/05/1982	Conditional	14/07/1983
Revised			

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No **TP/82/1743** Brief Description of Proposal 25 of 49

**T&CP GENERAL REGULATIONS 1976 REG. 4. THE ERECTION OF A
 PREFABRICATED BUILDING FOR USE AS A CANOE CLUB HOUSE AND
 STORAGE/WORKSHOP PREMISES ADJACENT TO DOCK NO. 1.**

Received	Decision & Date	
Completd		
Revised	DEEMED P.P.	21/02/1983

TP No **TP/83/1682** Brief Description of Proposal 26 of 49

**ERECTION OF A CLASS I RETAIL STORE AND A CLASS I RETAIL
 UNIT (TOGETHER PROVIDING A GROSS FLOOR AREA OF 6,145 SQ.
 M.), TOGETHER WITH ASSOCIATED CAR PARKING SPACE AND
 SERVICING YARD, A PETROL FILLING STATION, AND ROAD
 ACCESS TO LAND AT THE REAR (PRIME ENTRY - CARD BLANK)**

Received 21/10/1983	Decision & Date	Appeal
Completd		Lodged
Revised		Y

TP No **TP/84/0248** Brief Description of Proposal 27 of 49

**CARRYING OUT OF DEVELOPMENT NAMELY THE ERECTION OF A CANOE
 CLUB WITH FACILITIES FOR THE DISABLED
 T&CP GENERAL REGS 1976, REG. 4**

Received 27/01/1984	Decision & Date	
Completd		
Revised	DEEMED P.P.	28/03/1984

TP No **TP/85/0087** Brief Description of Proposal 28 of 49

**ERECTION OF A CLASS I RETAIL STORE AND A CLASS I RETAIL
 UNIT (TOGETHER PROVIDING A GROSS FLOOR AREA OF 6,145
 SQ.M.), TOGETHER WITH ASSOCIATED CAR PARKING SPACE
 AND SERVICING YARD, A PETROL FILLING STATION, AND ROAD
 ACCESS TO LAND AT THE REAR**

Received 02/01/1985	Decision & Date	
Completd 22/01/1985	Conditional	25/06/1985
Revised	OUTLINE P.P	

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No OB/85/0005 Brief Description of Proposal 29 of 49

CONVERSION OF AN EXISTING STORE TO A NEW SPORTS
FACILITY FOR SNOOKER AND TABLE TENNIS, FOR EMPLOYEES
STATIONED ON THE ABOVE MENTIONED SITE
NO OBJECTION RAISED.

Received 12/06/1985 Decision & Date

Completd 13/06/1985 Conditional 30/07/1985

Revised

TP No Brief Description of Proposal 30 of 49

T&CPA 1971 SECTION 52 AGREEMENT: J SAINSBURY HAVE
UNDERTAKEN TO PAY A CONTRIBUTION OF £500,000
TOWARDS THE LADBROKE GROVE/ HARROW ROAD WORKS IMMEDIATELY
THE PLANNING PERMISSION IS GRANTED.

Received Decision & Date

Completd Revised SEC.52 24/06/1985

TP No TP/86/1602 Brief Description of Proposal 31 of 49

APPROVAL OF DETAILS WHICH YOU HAVE SUBMITTED PURSUANT
IN RELATION WITH CONDITIONS (1), (2), (3) AND (9) OF
THE PLANNING PERMISSION 25.06.85 (TP/85/0087)

Received 23/07/1986 Decision & Date

Completd 30/07/1986 Approval of Details 17/12/1986

Revised 25/09/1986

TP No TP/89/0267 Brief Description of Proposal 32 of 49

ERECTION 15,790 SQ.M. CLASS B1 BUSINESS UNITS OF WHICH UP TO
930 SQ.M. MAY ALTERNATIVELY BE USED FOR RESIDENTIAL ACCOMM.,
2790 SQ.M. OF CLASS B1(C)/B2 MANAGED WORKSHOPS; 1,860 SQ.M.
OF RESTRICTED CLASS B1(C)/B2 INDUSTRIAL UNITS; 930 SQ.M. OF
CLASSES A1/A2/A3 UNITS ETC....

Received 16/01/1989 Decision & Date

Completd 13/02/1989 Withdrawn 27/07/1992

Revised 02/03/1990 (BY APP)

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :
TP Arch/History : 23938 H 694
See Also :Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)
Notes : BOATHOUSE CENTRE: CANAL CLOSE.TP No **TP/89/0268** Brief Description of Proposal 33 of 49**ERECTION OF NEW BUILDINGS AND ASSOCIATED PARKING,
TURNING AND LANDSCAPED AREAS TO PROVIDE 205,015 SQ. FT. FOR
B1 (BUSINESS), A1 (RETAIL) AND A3 (RESTAURANT) USES. ALSO
OPTION TO ALLOW SOME RESIDENTIAL USE.
(DUPLICATE APPLICATION)**Received 16/01/1989 Decision & Date
Completd 13/02/1989 Withdrawn 27/07/1992
Revised (BY APP)TP No **TP/90/1597** Brief Description of Proposal 34 of 49**PROVISION OF REPLACEMENT DEPOT BUILDING (OFFICES AND STORES)
TOGETHER WITH VEHICLE SERVICE CENTRE - NO CHANGE OF USE
INVOLVED. (PRIME ENTRY ABOVE)
(CARD ENTRY BLANK)
WITHDRAWN BY APPLICANT.**Received 04/09/1990 Decision & Date
Completd 11/09/1990 Withdrawn 20/05/1992
RevisedTP No **TP/90/2160** Brief Description of Proposal 35 of 49**EXTENSION OF EXISTING BUS STAND**Received 10/12/1990 Decision & Date
Completd 18/12/1990 Conditional 26/02/1991
RevisedTP No **TP/91/0060** Brief Description of Proposal 36 of 49**SINGLE STOREY EXTENSION IN CONNECTION WITH RETAIL USE.
WITHDRAWN BY APPLICANT**Received 02/01/1991 Decision & Date
Completd 09/01/1991 Withdrawn 20/12/1991
Revised

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No TP/91/0446 Brief Description of Proposal 37 of 49

ERECTOR OF A GROUND FLOOR EXTENSION TO SALES AND LOBBY
AREAS FOR RETAIL USE TO EXISTING J.SAINSBURY STORE.
WITHDRAWN BY APPLICANT

Received 19/03/1991 Decision & Date

Completd 25/03/1991 Withdrawn 20/12/1991

Revised

TP No TP/92/0047 Brief Description of Proposal 38 of 49

SECTION 106 AGREEMENT RELATING TO THE ERECTION OF A TWO STOREY
EXTENSION ON THE LAND INCORPORATING A SALES AREA AND ENTRANCE
LOBBY ON THE GROUND FLOOR AND BULK STORAGE AREA ON THE FIRST
FLOOR TOGETHER WITH IMPROVED LANDSCAPING.

Received Decision & Date

Completd SECTION 106 03/02/1993

Revised

TP No TP/92/0047 Brief Description of Proposal 39 of 49

ERECTOR OF A TWO STOREY EXTENSION INCORPORATING SALES
AREA AND ENTRANCE LOBBY ON THE GROUND FLOOR AND BULK STOCK
STORAGE AREA ON THE FIRST FLOOR TOGETHER WITH IMPROVED
LANDSCAPING

Received 23/12/1991 Decision & Date

Completd 14/01/1992 Conditional 03/02/1993

Revised 19/02/1992

TP No TP/92/1444 Brief Description of Proposal 40 of 49

CONSTRUCTION OF A 4 STOREY BUILDING COMPRISING 16 FLATS
(14 X 1 BED; INCLUDING 4 WHEELCHAIR ACCESS) & 2 X 2 BED
UNITS) A 2 STOREY OUTDOOR EDUCATION & WATERSPORTS CENTRE
WITH ANCILLARY CAFE, NEW BOAT STORE IN OUTDOOR ACTIVITY AREA
& CAR PARKING. SUPERSEDED. SEE (REISSUED FOR) 383 LADBROKE GR.

Received 01/09/1992 Decision & Date

Completd 03/09/1992 Conditional 23/03/1994

Revised 11/08/1993 SUPERSEDED

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No TP/93/1528 Brief Description of Proposal 41 of 49

ERECTION OF DRAUGHT SCREENS TO PETROL STATION KIOSK

Received 08/09/1993 Decision & Date

Completd 13/09/1993 Conditional

24/11/1993

Revised 08/10/1993

TP No TP/92/1444 Brief Description of Proposal 42 of 49

CONSTRUCTION OF A FOUR STOREY BUILDING COMPRISING 16 FLATS (14 X 1 BEDROOM (INCLUDING 4 WHEEL CHAIR ACCESS) AND 2 X 2 BED UNITS), A TWO STOREY OUTDOOR EDUCATION AND WATERSPORTS CENTRE , INCLUDING AN ANCILLARY CAFE, A NEW BOAT STORE IN OUTDOOR ACTIVITY AREA AND CARPARKING.// CONTINUES

Received 01/09/1992 Decision & Date

Completd 02/09/1992

Revised 11/08/1992

TP No TP/92/1444 Brief Description of Proposal 43 of 49

THIS PP SUPERSEDES CONSENT DATED 23.3.94 ISSUED FOR "KENSAL GREEN GAS WORKS "

Received Decision & Date

Completd Conditional

17/06/1994

Revised

TP No TP/92/1444 Brief Description of Proposal 44 of 49

CONSTRUCTION OF A FOUR STOREY BUILDING COMPRISING 16 FLATS (14 X 1 (INCLUDING 4 WHEEL CHAIR ACCESS) AND 2 X 2 BEDROOM UNITS) A TWO STOREY OUTDOOR EDUCATION & WATERSPORTS CENTRE, WITH ANCILLARY CAFE, A BOAT STORE IN OUTDOOR ACTIVITY AREA AND CAR PARK. SUPERSEDES PP 17/6/94 ISSUED FOR NO.383

Received 01/09/1992 Decision & Date

Completd 03/09/1992 Conditional

16/09/1994

Revised 11/08/1993

Works

Completed

08/11/1995

> Any Queries Please Phone 0171 361 2199/2206/2015 <
 > Fax Requests (FOA Records Section) 0171 361 3463 <

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No RN/95/0513 Brief Description of Proposal 45 of 49

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 PART 11.
 NEW RESIDENTIAL/LEISURE DEVELOPMENT IN CANAL CLOSE SHALL BE
 KNOWN & DESCRIBED AS BOATHOUSE CENTRE.

Received	Decision & Date	
Completed	Renumbering	19/07/1995
Revised		

TP No Brief Description of Proposal 46 of 49

SECTION 52 AGREEMENT IN RELATION TO THE PROVISION OF :-

- 1) A CANOE CLUB
- 2) ACCESS ROAD
- 3) STEEL FENCING.

Received	Decision & Date	
Completed	Renumbering	26/05/1983
Revised		

TP No TP/92/1444 Brief Description of Proposal 47 of 49

IN MY OPINION THE USE OF THE FIRST FLOOR CAFE AS A TRAINING
 AREA WILL NOT REQUIRE A GRANT OF PP SINCE BOTH USES ARE
 ANCILLARY TO THE USE OF THE PREMISES AS AN OUTDOOR EDUCATION
 AND WATERSPORTS CENTRE.

Received	Decision & Date	
Completed		15/09/1997L
Revised		

TP No TP/98/1187 Brief Description of Proposal 48 of 49

PROPOSED EXTENSION AND IMPROVEMENTS TO EXISTING STORE

Received	17/06/1998	Decision & Date
Completed	23/06/1998	
Revised		CURRENT

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No AD/00/0734 Brief Description of Proposal 49 of 49

CONTINUATION APPLICATION FOR HAZARDOUS SUBSTANCES CONSENT
FOR KENSAL GREEN HOLDER STATION UNDER THE PLANNING
(HAZARDOUS SUBSTANCES) REGULATIONS 1992, OR THE SUBSEQUENT
REPLACEMENT ACT, THE PLANNING (CONTROL OF MAJOR ACCIDENT
HAZARDS) REGULATIONS 1999.**FOR INFORMATION ONLY**

Received 15/03/2000 Decision & Date

Completed 27/03/2000 Conditional

10/05/2000

Revised

> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 020 7937 5464
Extension: 2701
Direct Line: 020 7361 2701
Facsimile: 020 7361 3463

13 June 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/RT/TP Your reference: 1024/SC
98/1187

Please ask for: Roy Thompson

For the attention of Mr Simon Cole

Dear Sirs,

Town and Country Planning Act, 1990
Proposed extension to Sainsbury's store, Canal Way, North Kensington

I write further to our meeting at these offices on 23 May 2000, your letter dated 24 May 2000, and our subsequent telephone conversation, concerning the above.

I have been unable to contact Amanda Gudgin, who is on annual leave, to confirm your assurances in respect of contamination matters. I will address this issue upon her return.

Gwyn Richards has revisited the site, and he has advised me that, on balance, he is prepared to accept the location of the extension as revised to avoid the gas main as tabled at our meeting. This view has been given on the basis that the open area between the north flank of the proposed extension and the canal is suitably reconfigured as discussed, with signage to indicate the presence of the café and store entrance, and appropriate hard and soft landscaping. The secondary entrance to the north of the extension should also be clearly marked on the relevant plans. I await 4 copies of the amended plans, to include a detailed plan of the open courtyard area.

I am currently liaising with the Policy team in respect of the final conclusions on your supplementary retail statement and conditions arising therefrom, particularly in respect of the goods for sale. I hope to advise you of the outcome of these discussions in the next few days.

In respect of highway issues, I am in receipt of the letter dated 8 June from Meyer Brown to Bill Mount. It is correct that the traffic impact assessment and consequential proposals for the junction improvements have been formulated taking the Sainsbury's store extension into consideration. However, the planning permission for Kensal Gasworks has not been issued, due to ongoing discussions in respect of the associated Section 106 Agreement, and the final junction solution has not been agreed. Therefore, it is premature to make the assumption that the highway scheme has been "secured".

R

Furthermore, I have discussed with Bill Mount the estimated traffic flows from your proposal, and I would take issue with the statement that the foodstore extension will not result in a material increase in traffic flow. It is clear from the agreed figures that there is a well defined increase in traffic generation from the development. I would further add that the financial contribution initially requested and subsequently agreed did not only relate to the pro rata increase in traffic flows. This contribution was also aimed at improving pedestrian safety on and around the junction, a junction which is currently utilised almost exclusively by your client and their customers.

I would therefore reiterate my request for a contribution up to a ceiling of £75,000, which reflects the agreed proportion of the current estimate of the total cost of the junction improvement.

Yours sincerely,



Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

c.c. Bill Mount - Group Leader, Transportation.

Pharlet

Our reference: SSL.LADBROKE.99108.1

8th June 2000

Head of Highways and Transportation
Royal Borough of Kensington and Chelsea
The Town Hall
Horton Street
London
W8 7NX

For the attention of Bill Mount

Dear Sir/ Madam,

**Proposed Foodstore Extension, Canal Way, Ladbroke Grove
Sainsbury's Supermarkets Limited**

I refer to the meeting held with Mr Mount that took place earlier today to discuss the potential highway and transportation implications associated with the above application. The meeting follows extensive discussions that have taken place and seeks to conclude the consultation exercise, so that the application can be presented to committee at the earliest opportunity.

As requested, I write to set out matters agreed.

It is understood that having considered the highway and transportation issues you conclude that the proposals:

- can be implemented without an adverse impact on existing standards of traffic flow and safety; and
- respect current government guidance on promoting development in suitably located areas to encourage access by a variety of means of travel.

As such you will be advising that the application should not be prevented from proceeding on highway and transportation grounds.

The application to develop adjacent land for mixed use, made by Peabody Trust and BG Plc, has now been approved, subject to the applicant entering into a S106 agreement. One aspect of this agreement will be for the developer to pay for the full cost of the improvements works to the Ladbroke Grove / Canal Way junction. It is understood that an improvement scheme has not been fixed at this stage, however, details are to be prepared over the next few weeks by the applicant's consultant for presentation to committee in September 2000. On the basis that this scheme has now been secured and in recognition of the fact that the Sainsbury's foodstore extension is unlikely to result in a material increase in traffic flow you will not require a financial contribution from the applicant, Sainsbury's Supermarkets Limited, for off-site highway works.

Cont/...

Mayer Brown Limited
Mayer Brown House, 77-79 Maybury Road
Woking, Surrey, GU21 5JH
Tel 01483 750508 Fax 01483 750437
email wokingoffice@mayerbrown.co.uk

Registered in England Registered No. 3531997
Registered Office 77-79 Maybury Road, Woking, Surrey, GU21 5JH

Directors: William N Mayer B.Sc., M.Sc., C.Eng., M.I.C.E.
Anthony M Brown B.A., M.C.I.T., M.I.H.T.
Timothy P Moore B.Sc(Eng), C.Eng., M.I.C.E., M.I.H.T.
Philip L Stanton B.A(Eng), C.Eng., M.I.C.E., D.I.P.T.P.

Technical Directors: Nicholas P Bradshaw M.C.I.T.
Paul Stocker M.C.I.T., M.I.H.T.
Steven Gosling I.Eng., F.I.H.I.E., M.I.H.T.

Associates: Martin A Knowles BEng (Hons)
Philip A Bell BEng (Hons)



I trust you will find the above accurately reflects our discussion. Should you disagree with any of the points raised however please contact me upon receipt, otherwise I shall assume you will notify the case officer of your recommendation for approval as discussed.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'S. Gosling'.

Steven Gosling
Technical Director

cc. Simon Coles

MVM Planning Ltd



✓/1A0

RBKC District Plan Observations CONSERVATION AND DESIGN

Address Sainsbury's Supermarket, Labrite Lane	Appl. No. Pre app.	L.B.	C.A.	N C S
Description Amendments to Previous Scheme	Code			

on balance, I consider the scheme provides the basis of an acceptable proposal.

The distance between the new cafe facade and the canal walkway is unfortunate however this provides the opportunity for an area of hot landscaping to encourage use of the canal side.

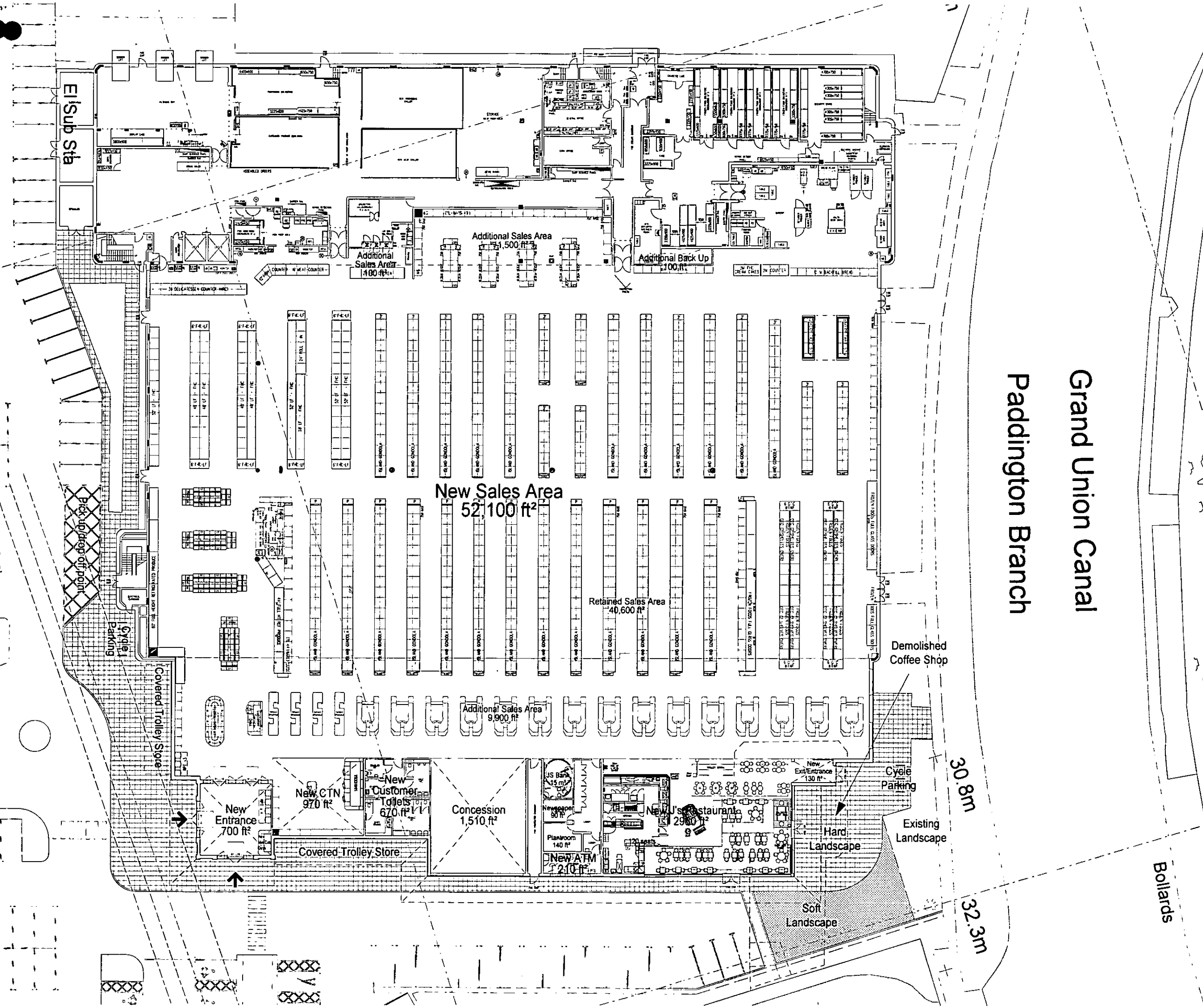
I would suggest the need for new signage (of a modest size) to advertise the presence of both the cafe and the store entrance

There should not be any ^{shrubs} shrubs or any landscaping barriers between the cafe facade and the walkway as this area should read as a forecourt to the cafe to encourage use of the area and of the cafe.

The landscaping could also be more user friendly and welcoming. Other options should be considered.

GR (30/5/00)

Top copy to case file; second retained by Design Officer

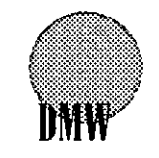


ALL DIMENSIONS DO NOT SCALE
CONTRACTOR MUST VERIFY DIMENSIONS ON SITE PRIOR TO STARTING WORK
THIS DRAWING IS COPYRIGHT ©

REVISIONS			
REV	NOTES	BY	CHD DATE
A	New store front revised. Entrance relocated to corner. Customer Toilets / ATMs relocated	SMB	25/05/99
B	ATM Room located adjacent to entrance lobby.	KAC	20/07/98
C	Extension in external masonry walls	SDD	07/06/99
E	Stage B feasibility report	SDD	13/03/00

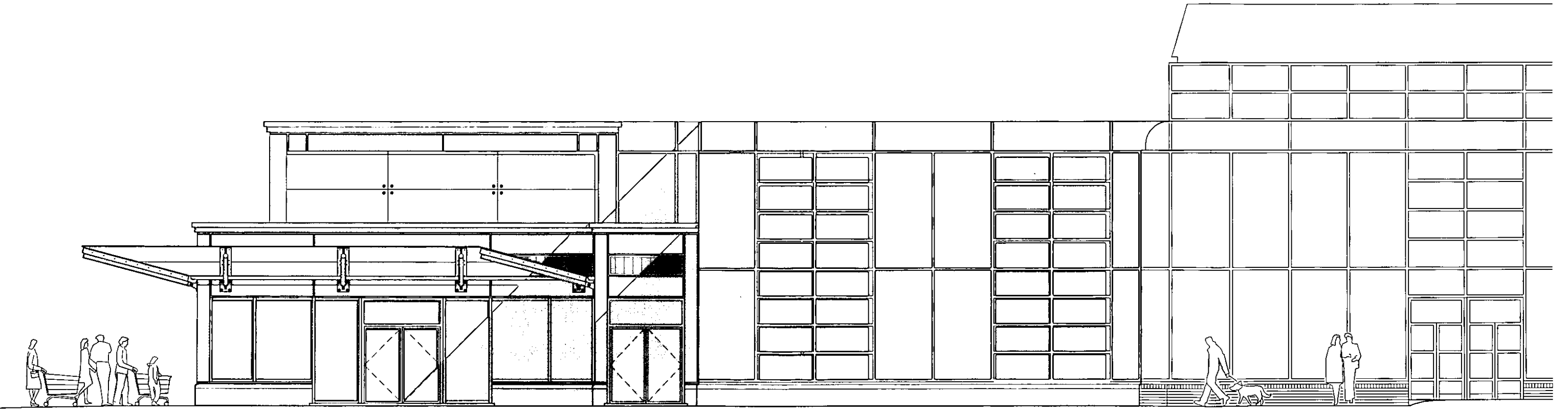
Schedule of Areas

Retained Sales Area	40,600 ft²
Additional Sales Area	11,500 ft²
New Sales Area	52,100 ft²
New Entrance	700 ft²
New CTN	970 ft²
New Customer Toilets	670 ft²
New Concession	1,510 ft²
New J's Bank	15 m²
Newspaper storeroom	90 ft²
Planroom	140 ft²
New ATM	210 ft²
New J's Restaurant	2,980 ft²
New Exit/Entrance	130 ft²
Additional Back Up	100 ft²



DOUGLAS MARRIOTT
WORBY ROBINSON
CHARTERED ARCHITECTS
1 WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 0171-928 0456
FAX 0171-928 1593

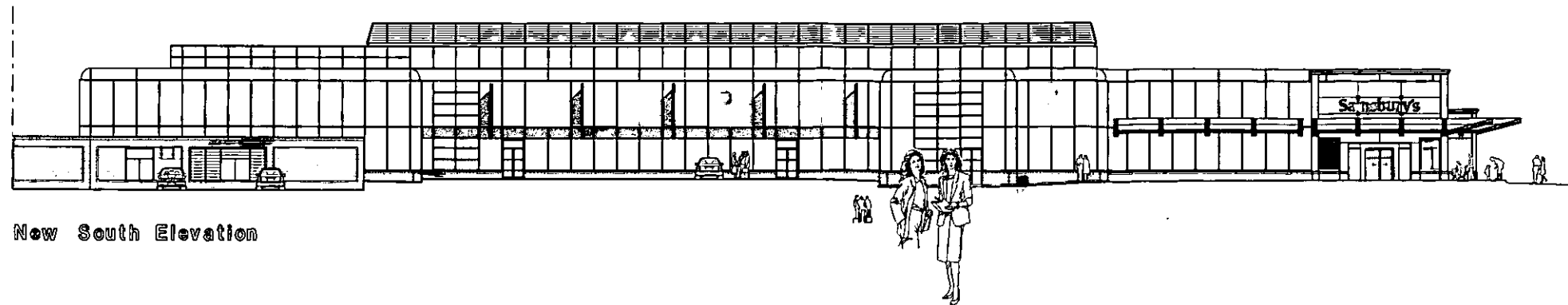
PROJECT Proposed Extension at Ladbroke Grove		NORTH POINT
CLIENT Sainsbury's Supermarkets Ltd.		
DRAWING TITLE Proposed Store Plan		
PROJECT No. 1742	REVISION E	SCALE 1:400RA3
DRAWING No. A3/305a	DATE Mar 00	
DRAWN SDD	CHECKED	
N ASSOCIATION WITH THE DESIGN PARTNERSHIP - MANCHESTER		



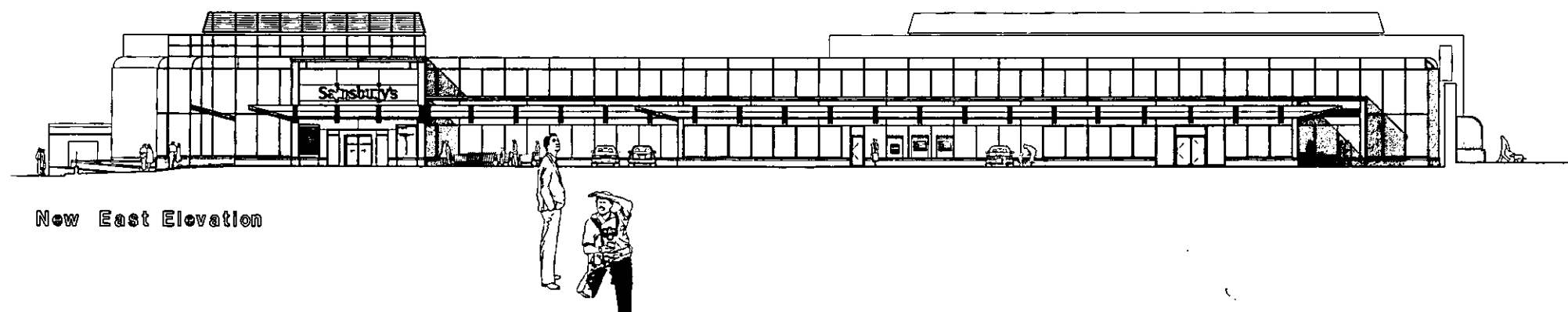
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CONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE STARTING WORK
THE DRAWING IS COPYRIGHT

REVISIONS

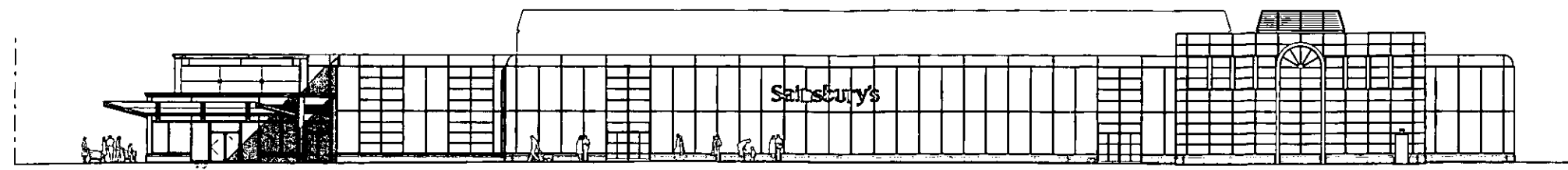
REV	NOTES	BY	CHKD	DATE
A	New store front revised. Entrance relocated to corner. customer toilets / ATM's relocated	SMB		25/05/98
B	ATM Room located adjacent to entrance lobby.	KAC		20/07/98
C	Extension in external masonry walls	SDD		07/06/99
E	Stage II: feasibility report	SDD		13/03/00



New South Elevation



New East Elevation



New North Elevation



DOUGLAS MARRIOTT
WORBY & ROBINSON
CHARTERED ARCHITECTS
1 WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 0171-928 0456
FAX 0171-928 1593

PROJECT Proposed Extension at Ladbroke Grove			
CLIENT Sainsbury's Supermarkets Ltd.			
DRAWING TITLE Proposed Elevations			
PROJECT No. 1742		NORTH POINT	
DRAWING No. A3/306		REVISION E	
DRAWN SDD	CHECKED	DATE Mar 00	SCALE 1:400@A3
IN ASSOCIATION WITH THE DMWR PARTNERSHIP MANCHESTER			

INTEROFFICE MEMORANDUM

TO: PHIL HUGHES - POLICY TEAM LEADER
FROM: ROY THOMPSON - AREA TEAM LEADER
SUBJECT: SAINSBURY'S STORE EXTENSION, CANAL WAY, W10
DATE: 13 JUNE 2000

Planning application ref: TP/98/1187

Further to our brief chat a few days ago in respect of the retail impact assessment, Ruth and I have not managed to get together to go through her memo in which she comments on the Nathaniel Litchfield report.

As time is now pressing, I would seek your agreement to accept NL's report in principle. Upon doing so, we need to contact them to request that they submit their 'final' version. As I mentioned when we last spoke, I have been advised by Peter Wilks on two occasions that he is reasonably happy with the MVM report, subject to the imposition of suitably worded conditions.

On this latter point I attach a recent letter from the applicant, which offers up a suggested condition in respect of the control of the sale of comparison goods. I think it would be worthwhile seeking NL's views on this, and asking NL to draft any other condition(s) which they consider should be imposed.

Roy Thompson

Area Team Leader, Planning & Conservation.

INTEROFFICE MEMORANDUM

TO: AMANDA GUDGIN - ENVIRONMENTAL QUALITY UNIT
FROM: ROY THOMPSON - AREA TEAM LEADER
SUBJECT: SAINSBURY'S STORE EXTENSION, CANAL WAY, W10
DATE: 13 JUNE 2000

Planning application ref: TP/98/1187

Further to your memo' dated 11 January 2000 I am proposing to impose conditions to require the submission of an asbestos survey and a remediation strategy as you suggest.

Following a recent meeting with the planning consultant acting for Sainsbury's, I have been advised that the gas analysis which you had some concern about has now been resolved. I would seek your clarification on this assertion, and whether you still require a suitably worded condition to ensure that a gas protection system is put in place within the design of the extension.

Notwithstanding the content of the first paragraph above, given the recent discussions with the applicant, I would also query whether you still require conditions relating to asbestos and remediation.



Roy Thompson

Area Team Leader, Planning & Conservation.

(Handwritten initials)
 B. Bailey
 H. Ad

FAO: R Thompson Esq
 Head of Development Control
 Royal Borough of Kensington and Chelsea
 The Town Hall
 Honton Street
 London W8 7NX

MVM Planning Limited
 Ropemaker Court
 12 Lower Park Row
 Bristol BS1 5BN

Tel: 0117 925 4393
 Fax: 0117 925 4239
 Email: mail@mvmplanning.co.uk

Your Ref:

Our Ref: 1024/SC/mc

Date: 24 May 2000

Dear Sir

SAINSBURY'S CANAL WAY, LADBROKE GROVE
PROPOSED STORE EXTENSION AND IMPROVEMENTS
REF: TP98/1187

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC								AC ACK
25 MAY 2000									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

We write further to our meeting of 23 May 2000 in connection with the above. We discussed your requirement for a condition restricting the sale of comparison goods from the extended store. As agreed, we set out below a form of words which has been used by other authorities to control the level of comparison goods sold in Sainsbury's stores elsewhere:

Not without the Council's agreement in writing to use more than Twenty Percent of the Sales and Display Area of the Extended Store for the sale or display of Comparison Goods.

"Extended Store" means the retail store after the implementation of planning permission ref WA/99/1631".

"The Sales and Display Area" means that part of the extended store which is used for the sale and display of goods, together with the Shoppers Restaurant and other areas for the provision of services for customers.

*"Comparison Goods" means: clothing and footwear
 do-it-yourself goods household goods (furniture, pictures etc);
 carpets and other floor coverings; major appliances; textiles
 and soft furnishings; hardware recreational goods (radio,
 television and other durable goods; television and video hire,
 but excluding licenses and repairs; sports goods, toys, games
 and camping equipment; other recreational goods; books;
 bicycles
 other goods (medical equipment; perfumery, jewellery,
 silverware, watches and clocks; prescribable medicines).*

Cont/d...

(Handwritten notes)
 R. Thompson
 25.5.00

R Thompson
Page 2

24 May 2000

Condition 11 of the original outline consent for the store (85/87) required it to be used primarily for the sale of food, and not as a retail warehouse or DIY store. The proposed condition would enable 80% of the extended store to be used for the sale of convenience goods. The existing condition is a little vague and it is arguable whether it meets the important Circular tests of being precise and enforceable. The proposed condition remedies these deficiencies and would enable the store to sell a range of goods now commonly found in modern supermarkets.

We trust that this form of words will be acceptable to you. If you have questions, please contact us immediately

Yours faithfully



Simon Coles
Principal Planner
for and on behalf of
MVM PLANNING LTD

Cc: H Grala Esq - Sainsbury's Supermarkets Ltd (by e:mail)
P Stewart Esq - Sainsbury's Supermarkets Ltd (by e:mail)
P Handley Esq - DMWR (by e:mail)

SUBJECT-SITE Samsbury's

FILE REFERENCE.

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE: 23.5.00

NAMES OF PERSONS
ATTENDING

Simon Coles, Mr Handley, Cyron Edwards, Roy T

OFFICERS:

Cyron adamant that extension should be brought further towards Canal. Due to Gas main, the extension will be moved further northwards. AK will assess on site this week. They will reconfigure the landscaped area + re-inforce the permeability into site. Secondary door should be provided + made clear. Revised plan to be submitted once AK advice received.

MATTERS
DISCUSSED:

Their environmental consultant will contact Amanda G. with regard to survey of Gas, which hasn't been carried out. Conditions to be imposed regarding asbestos survey and submission of remediated strategy.

S.C to report back on whether Samsbury's will agree to up their financial contribution to £75,000, following recalculated of junction improvement costs. Will need a condition to be implemented into provision of junction

RT to speak to Hilary Hughes to confirm that we do not need all the additional info requested by Ruth Croudy in her memo of 20/5, subject to safeguarding conditions on comparison goods, etc, as recommended by Nathaniel Litchfield. SC to provide a standard condition.

RT to advise Nathaniel Litchfield about status of their report (currently only draft).

LITERATURE
POLICY PAPERS. ETC

TURES.

Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To:	Roy Thompson	From:	Phil Hughes /Ruth Goundry
of:	DC North Team	of:	Policy
Room:		Room:	
		Ext:	

Your ref:	DPS/DCN/RT/98/1197	My Ref:	DPS/FFWWP/PGH/RIG
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cc:	Date:	22 May 2000
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Re: SAINSBURY'S, LADBROKE GROVE PROPOSED EXTENSION

COMMENTS ON NLP REPORT

NLP were commissioned to comment on the submission by MVM setting out the justification for the proposed extension. NLP have previously produced a retail capacity study for the Council as part of the rolling programme of review for the UDP.

Introduction: NLP have restricted their comments to aspects specified in their objectives. NLP concentrate on section 4 of MVM's submission.

This report considers the NLP's draft report and also identifies aspects of MVM's statement (Dec.1999) which fall out side NLP's remit and makes recommendations as appropriate.

NLP Recommendations

- NLP (paragraphs 3.4 - 3.6) indicate that the capacity evidence does not provide conclusive evidence of a qualitative requirement or need due to the exclusion of committed developments.
- NLP (paras. 3.11, 2.19) indicates that MVM have assumed that convenience stores are trading at company average levels. If it is assumed as NLP have in their study, that food stores are trading at above average levels then it is concluded this may produce a stronger case for the extension.
- NLP (para. 3.12 - 3.15) consider that the inclusion of other food store commitments would result in a higher cumulative impact, trade diversion from stores in the PCA of approximately £2.5 million in 2002. NLP's study suggests that food stores are trading significantly above average. These high levels of trading and future expenditure growth could support food store commitments, and the Sainsbury extension without an adverse affect on existing stores. Notwithstanding qualitative factors need to be considered.

Type of Retailing

- NLP (para. 4.5) suggest conditions to restrictive sale of comparison goods. It may also be necessary to provide further details of current and proposed mix of goods in order to consider appropriate conditions.
- A minor point concerning the type of concession. At this stage Sainsbury's do not know the type of concession: the examples quoted are service based operations. Need more information about the selection of the concessions and some re-assurance that the concessions will not be in direct competition with small traders and result in trade diversion from the smaller shopping centres e.g Ladbroke Grove. Can we influence the type of concession being sought?

Community Need

- Community Need: NLP (para 4.3) rightly point out that evidence of customer comment and feedback about the store have not been included. I would suggest that we request the results of local focus groups, and summary of writing comments to store as supporting evidence of need (see para. 2.04 of MVM's submission) The national data is less relevant.
- NLP (paragraph 4.5) state that there is limited information about the wider community need for the proposed extension.
- There is limited commentary on the inability of other stores in the area to meet the communities needs. The summary of stores was updated early in 1999, so may be out of date. MVM's summary could be presented in an easier form to make comparisons about offer (i.e. product and range). It does not consistently state whether extra store services are provided for each store in the study area. Suggest that this data about retail offer could be broken down and set out as a table for example:
 - convenience foods/ counters : bakers/ fish/ deli/butcher/hot food/
 - books, videos
 - newsagents, stationary, cards, tobacconist /hot food
 - salad bar/ world food
 - dispensing chemist
 - Concessions: dry cleaners / key cutting
 - coffee shop
 - restaurant

This would enable it much easier to identify any of the stated deficiencies.

- NLP (para 4.7) consider that the proposed extension would improve the choice in the PCA.

Capacity

- NLP (para 4.10) indicate that there may be capacity for this additional floorspace but this could in theory be accommodated in the PSC in sequentially preferable sites, if it was the intention to introduce new forms of retailing. However MVM claim that it is not intended to introduce new forms of retailing. Are the concessions new forms of retailing. In NLP's experience how are concessions treated?

Need for Sequential Site Assessment

- NLP (para 4.11) - if new forms of retailing are not being introduced then is an enlarged store needed by the community in this location? Other potential

opportunities that could meet this need within or adjacent to PSC should be considered. Are we in a position to request MVM to consider sequentially preferable sites? I'm not convinced that NLP have adequately addressed MVM's interpretation in paragraph 2.17 about the application of the sequential test. It appears that MVM are attempting to set aside the need to consider sequentially preferable sites.

- NLP (para. 4.12) state that they do not consider there are available opportunities to either extend an existing store or develop a large food superstore in this part of the borough. NLP could elaborate this part of their assessment and draw on the findings of their capacity study in particular site identification.
- It is crucial that the question of need is addressed by MVM and more info is provided. Once MVM have provided this then NLP may be able to advise us further about the demonstrable community need. At present need is fudged by NLP (paragraph 4.12) because they do not consider they have adequate information (see NLP paragraph 4.5).
- NLP (paragraph 5.6 and 5.7) could give more guidance on this point bearing in mind the retail capacity study. What is their opinion about the qualitative and quantitative need for the proposed extension? Perhaps a meeting is necessary with NLP?

Other Points

- MVM's section "Planning Policy Context". This does not take into account the proposed alterations to the UDP in particular S7c which is now more up-to-date and relevant than policy S7 in the adopted UDP. Have NLP been provided with a copy of the UDP with all the proposed alterations? Malcolm Souch can print out the latest consolidated version.
- Have we consulted LB Brent, City of Westminster, LB Hammersmith and Fulham re this proposal. The PCA does cover parts of these Boroughs. If not, you may wish to do so, since we only consider impact on our Borough and do not have market information about the opportunities for sequentially preferable sites in other Boroughs. They may wish to comment re effect on shops in their area.
- Concessions: need more information see above.
- Use of planning obligations and conditions. It is probably timely to start negotiations with Sainsbury about the use of obligations: I have some suggestions:
 - any additional jobs arising from this extension and the store improvements should be secured for local people e.g employ local people as packers, shelf stackers etc (the Belgo decision .
 - consideration be given to securing the concession for locally based businesses e.g. dry cleaners with rent/lease set at a reasonable level for a three year period. The valuers will be able to advise.
 - Suggest consolidating conditions regulating restaurant use and hot food counter use.
 - May wish to consider limiting the sale of services (i.e the concessions offered) as well as comparison goods.
- Hours of Opening:
 - Hot food counter - will this be open 24 hours. If so they may need a night cafe license? Leverage Parker or Louise Jackson will be able to advise.

Company: Royal Borough of Kensington & Chelsea

For Attn of: Roy Thompson

Subject: Sainsbury Extension

From: Peter Wilks

Secretary: V. Vas

Date: 14 April 2000

Original to follow in post: No

Fax No: 020 7361 3463

Total no. pages inc. front sheet: 18

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14/4/2000

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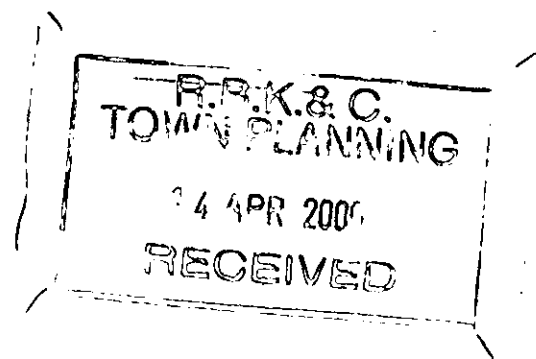
14 REGENT'S WHARF
ALL SAINTS STREET
LONDON N1 9RL
TEL 020 7837 4477
FAX 020 7837 2277
EMAIL nlp@lichfields.co.uk

ALSO AT:
NEWCASTLE UPON TYNE
TEL 0191 261 5685
FAX 0191 261 9180
EMAIL nlpnewcastle@lichfields.co.uk

CARDIFF
TEL 029 2078 6514
FAX 029 2078 6516
EMAIL nlpcardiff@lichfields.co.uk

Message

Please find draft report as promised. If you have any comments or queries please let me know. Hopefully we can agree the final report next week.



**EXTENSION OF SAINSBURY STORE
CANAL WAY NORTH KENSINGTON
ROYAL BOROUGH KENSINGTON & CHELSEA**

DRAFT 1

**Nathaniel Lichfield & Partners Ltd
Development Planning Urban Design Economics
14 Regent's Wharf
All Saints Street
London N1 9RL**

**Tel: (020) 7837 4477
Fax: (020) 7837 2277
Email: nlplondon@lichfields.co.uk**

**CL/5652/PW/vpv
14 April 2000**

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1.0 INTRODUCTION

1.1 The Royal Borough of Kensington and Chelsea has received a planning application (Ref. TP/98/1187) on behalf of J Sainsbury Limited to extend their store at Canal Way, North Kensington. The proposed extension will increase the store's floorspace from 6,049 sq m gross to 7,412 sq m gross (65,111 sq ft to 79,783 sq ft). The net sales floorspace is expected to increase from 3,775 sq m to 4,695 sq m (40,634 sq ft to 50,537 sq ft).

1.2 A retail capacity/impact assessment and supporting statement has been prepared by MVM Planning (MVM). Nathaniel Lichfield & Partners (NLP) have been commissioned by the Royal Borough of Kensington and Chelsea to undertake an independent review of this statement.

Objectives

1.3 This report sets out our assessment of the robustness of the retail study submitted by MVM, including a review of:

- the data sources used;
- the methodology and key assumptions;
- the application of the sequential approach; and
- the validity of their interpretation of the impact/capacity assessment results.

1.4 Where possible, assumptions and data have been compared with information contained within NLP's Borough Wide Retail Capacity Study 1999, referred to as the 1999 Retail Study in the remainder of this report.

2.0 METHODOLOGY AND DATA SOURCES

Introduction

- 2.1 The MVM report includes a retail impact and capacity assessment set out in Appendix E. The capacity assessment compares available expenditure within the catchment area with the expected turnover of existing convenience businesses in order to demonstrate *surplus* expenditure. The impact assessment seeks to identify the level of trade diversion from competing food stores.

The Study Area

- 2.2 MVM has defined a primary catchment area (PCA) for the Sainsbury store, as shown in MVM's Appendix A. The PCA is slightly smaller than the 10 minute drive time area from the store. The PCA appears to be broadly consistent with the study area defined within 1999 Retail Study. The PCA covers a slightly larger area than the four northern study sub-areas defined within the 1999 Retail Study.
- 2.3 The PCA also appears to broadly reflect the location of competing food superstore, for example Asda and Tesco to the north west, Sainsbury to the north east and Tesco at Hammersmith. Therefore, the PCA represents the likely catchment area of the extended Sainsbury store, from which the majority of the store's trade will be drawn.

Population

- 2.4 MVM has used population estimates provided by the London Research Centre. Population within the PCA is estimated to be 293,294 in 1999, and is projected to increase to 296,805 by 2002, and 300,143 in 2006.
- 2.5 The population estimate for the four northern sub-areas in the 1999 Retail Study was 248,717. However as indicated above, the PCA is slightly larger than the area defined within the 1999 retail study, which explains the higher population (plus 44,577) within MVM's PCA.

- 2.6 MVM estimate that the PCA population will increase by 1.2% between 1999 to 2002, and by 2.3% between 1999 to 2006. These growth rates are the same as those assumed within the 1999 Retail Study.

Price and Design Year

- 2.7 The MVM study states that the assessment has been undertaken on the basis of 1995 prices. This is the same price base used by NLP, therefore the figures should be directly comparable with the 1999 Retail Study. All monetary values within this report are at 1995 prices unless otherwise stated.
- 2.8 The MVM study assumes a base year of 1999 and a design year of 2002. No information has been provided on the proposed construction period for the extension. Normally we would suggest that a 12-month period for construction should be assumed followed by one year's trading post opening to establish a settled trading pattern. Therefore, a design year of 2002 is feasible.

Expenditure

- 2.9 MVM has adopted the Data Consultancy's (URPI) business based expenditure estimates. The national average annual expenditure per capita at convenience businesses has been used for the PCA, £1,384 in 1997. MVM has, correctly, excluded an allowance (4%) for special forms of trading. The 1997 national average has been projected to 1999 at a rate of 1.8% per annum, the Data Consultancy long term growth rate, giving a figure of £1,377 per capita. Expenditure per capita has been projected to 2002 and 2006 at the same growth rate (1.8%). This is the Data Consultancy's most conservative growth rate, as used in the 1999 Retail Study for the *Low Growth Scenario* projection.
- 2.10 The MVM study has used national average spending levels as opposed to local expenditures used in the 1999 Retail Study. However, the projected expenditure per capita estimates set out within Table E1 of the MVM study are within the range of estimates produced within the 1999 Retail Study. For example, the 1999 Retail Study estimated that expenditure per capita in 2002 within the North Kensington sub-area was between £1,432 and £1,468, compared with MVM's estimate of £1,453.

The Sainsbury Store's Turnover

- 2.11 MVM estimate that the existing Sainsbury store's turnover will be £42.90 million (Table E3, Appendix E). The average sales density of the store is therefore £11,363 per sq m net. The current company average sales density (Source: Retail Rankings 1999), is only £10,202 per sq m. Therefore, MVM estimate that the store is trading 11% above the company average.
- 2.12 MVM's estimated turnover for the store is very similar to the figure produced by the 1999 Retail Study, which estimated the turnover to be between £42.52 million and £42.94 million.
- 2.13 The proposed store extension is expected to attract an additional turnover of £5.23 million. MVM assume that the extension will achieve an average sales density half that of the existing store, £5,682 per sq m. Therefore, the extension is expected to reduce the overall average sales density of the store from £11,363 per sq m to £10,249 per sq m, which is in line with the company average.
- 2.14 One would normally expect food store extensions to achieve a lower sales density than the existing store. Therefore MVM's turnover estimates for the extended store appears to be realistic and consistent with the 1999 Retail Study.

Other Convenience Businesses within the PCA

- 2.15 MVM has identified 27 other large food stores (over 500 sq m net) within and adjacent to the PCA, Appendix A. MVM estimate that the 10 food stores within the PCA will have a total sales floorspace of 12,295 sq m net and a turnover of £72.99 million, based on company average sales densities, Table E2. The M&S food hall at Kensington High Street is also included, with a turnover of £3.64 million. Other small shops in the PCA are estimated to have a sales floorspace of 11,000 sq m with an assumed average turnover of £34.32 million.
- 2.16 We would not expect M&S food halls to be included within business based retail assessments, i.e. assessments that adopt *business* based expenditure figures. M&S stores are categorised by URPI as a mixed comparison business not a convenience business. Therefore, any food and grocery expenditure taken by M&S stores will be excluded from

URPI's business based expenditure figures. The exclusion of M&S would lower the expected turnover of convenience businesses assumed by MVM, and would therefore, increase the level of expenditure available to other food stores.

- 2.17 MVM's estimated company average turnover for the 10 large food stores (£72.99 million) is similar to NLP's benchmark turnover assumed in the 1999 Retail Study. MVM has used a slightly lower sales density for small convenience shops, £3,120 per sq m compared with £3,500 per sq m. This different assumption would increase the total turnover of small shops by approximately £4 million.

MVM/s Retail Capacity and Impact Assessment

- 2.18 MVM's retail capacity assessment shown in Table E4 seeks to demonstrate that the expected turnover of the proposed extension will be offset by projected expenditure growth. This assessment is based on the following assumptions:

- the turnover of the extension will be £5.2 million (as described earlier);
- expenditure within the PCA will grow by 6.7% between 1999 and 2002 due to population and expenditure growth per capita discussed earlier;
- the turnover of existing food stores in the PCA will be in line with their company average turnover; and
- food stores in the PCA will maintain their current market share of expenditure within the PCA (34.5%) between 1999 and 2002.

- 2.19 The approach adopted by MVM is very broad brush. It is a standard capacity assessment that assumes that convenience shops within the catchment area are currently (1999) trading at company average levels. Company average trading levels imply a market share of 34.5% in the PCA. However, if existing food stores are trading below their company average turnover then the market share would be lower, and some of the growth in expenditure between 1999 and 2002 may be required to allow existing shops to increase their turnover, rather than accommodate new floorspace. Alternatively, if shops are trading above average then there may be more capacity than MVM has identified. In our view an analysis of the current trading performance of shops should be included within the impact assessment.

- 2.20 MVM's approach also assumes that shops within the PCA will maintain their market share of expenditure in the future. However, this may not be the case if other food stores are developed outside of the PCA. Therefore, the level of available expenditure in 2002 and 2006 would be lower. Alternatively, new food stores within the PCA may increase the market share. For example, the proposed new food stores at White City and Paddington are likely to increase the level of expenditure retained within the PCA.
- 2.21 In addition to the capacity analysis, MVM has provided an assessment of trade diversion and impact, Table E5 Appendix E. This assessment also assumes that existing shops will achieve their company average turnover in 1999, and that their market share of expenditure will be maintained up to 2002.
- 2.22 Our analysis of MVM's quantitative assessment is outlined in the next section.

3.0 QUANTITATIVE ASSESSMENT

Retail Capacity

- 3.1 MVM's capacity assessment suggests that there will be £9.4 million of surplus expenditure at 2002, available to support new floorspace within the PCA. This surplus will increase to £22.2 million in 2006. The additional turnover of the proposed extension is only £5.2 million.
- 3.2 As indicated in the previous section, MVM's assessment assumes that shops within the PCA are achieving company average trading levels in 1999, apart from the Sainsbury store, which is assumed to be trading 11% above average. NLP's 1999 Retail Study suggested that convenience shops within the Borough as a whole were, on average, trading between 17% to 18% higher than the company average turnover in 1999.
- 3.3 If the convenience shops identified by MVM in the PCA were trading 17% above the company average in 1999, as suggested by the 1999 Retail Study, then their market share of expenditure in the PCA will be higher. The adoption of a higher market share will result in a higher level of surplus expenditure in the future.
- 3.4 Importantly, MVM's capacity figures do not make any allowance for other food store commitments. MVM indicate that the proposed Sainsbury food store at White City is unlikely to be implemented for a number of years. However, it seems reasonable to assume that the store could be completed by 2006. In addition, MVM's analysis has not included the recently opened Sainsbury at Paddington Station and the proposed food store at Edgware Road. These food stores could have a combined turnover of approximately £80 million (8,000 sq m net at £10,000 per sq m). Therefore, these developments could soak up all the surplus expenditure identified by MVM up to 2006.
- 3.5 These figures ignore the potential for the clawback of expenditure leakage from the PCA. MVM figures suggest that over £264 million is leaking from the PCA in 1999. This may be over-estimated by approximately £15 million, because existing shops in the PCA are trading above average. However, the level of leakage is likely to be significant, and exceeds inflow to the PCA. MVM estimate that only £14.7 million of the turnover of shops within the PCA is attracted from outside the PCA.

- 3.6 These figures suggest that there could be quantitative scope for the proposed Sainsbury extension and other food store commitments. However, we do not believe that the capacity evidence presented by MVM provides conclusive evidence of a qualitative requirement or need, due to the exclusion of committed developments described above.

Retail Impact

- 3.7 MVM's retail impact assessment also assumes that shops in the PCA will trade at company average levels in 1999. This turnover is projected to increase in-line with expenditure growth between 1999 to 2002 (6.8%), i.e. it assumes that the market share will remain unchanged.
- 3.8 The impact assessment assumes that 85% of the proposed extension's turnover will be drawn from shops within the PCA (£4.45 million out of £5.23 million). The remaining 15% will be drawn from shops beyond the PCA.
- 3.9 MVM indicate that other large food stores will experience the greatest level of trade draw, for example Somerfield at Willesdon Green, Kwik Save at Cricklewood Lane and Safeway at Shepherds Bush. In general one, would expect large food stores to compete directly with other comparable large food stores. MVM's trade diversion estimates appear to reflect this.
- 3.10 MVM's impact figures shown in Table E5 suggest that all stores will achieve a higher turnover in 2002 than that achieved in 1999, with the exception of Budgens in Harlesden. In effect, MVM's impact figures show that expenditure growth between 1999 and 2002 is expected to exceed trade diversion to the proposed extension.
- 3.11 As indicated earlier, NLP's 1999 Retail Study suggests that food stores were trading above average in 1999. If a higher turnover was assumed in MVM's figures, then the residual turnover estimated by MVM (column 5 Table E5) would also be higher. These higher turnover levels would not necessarily alter the conclusions of the MVM study, and may in fact produce a stronger case for the extension.
- 3.12 However, the inclusion of other food store commitments highlighted earlier would result in a much higher cumulative impact. The small Sainsbury store opened in Paddington Station is likely to have a turnover of approximately £5 million. Given that the store is located near the edge of the PCA it will not attract its entire turnover from this area. If

50% of its turnover comes from shops within the PCA then trade division would be approximately £2.5 million. The majority of this trade would come from the nearby Tesco Metro at Edgware Road and Budgens at Bayswater.

- 3.13 The proposed food superstore at Edgware Road, Paddington is likely to have a turnover of approximately £36 million (3,600 sq m net at £10,000 per sq m). This store is also located near the edge of the PCA, therefore as a broad estimate, 50% of its turnover might be attracted from stores within the PCA, £18 million. Although, we understand that this store is still the subject of a legal agreement with Westminster Borough Council relating to road widening. As a result the store might not be open until after 2002.
- 3.14 Taken together these two commitments and the proposed Sainsbury extension could increase the total level of trade diversion from shops in the PCA from £4.45 million to approximately £25 million in 2002. This trade diversion estimate excludes the development of a further superstore at White City after 2002.
- 3.15 The exclusion of these commitments makes it difficult to comment on the validity of MVM's impact results and conclusions. However, NLP's 1999 Retail Study suggested that food stores were trading significantly above average in 1999. These high levels of trading and future expenditure growth could support food store commitments and the proposed Sainsbury extension without having an adverse impact on existing stores, as shown below.

The NLP Borough Wide Retail Strategy 1999

- 3.16 The 1999 Retail Study suggested that convenience shops within the Borough were trading at least 17% above average in 1999. In particular large food stores were estimated to be trading well above average. Available convenience expenditure was projected to increase by at least 6.4% between 1999 and 2002. However, the turnover of convenience shops within the Borough was expected to decrease by 6.5% (£18.31 million) during this period, due to the development of food store commitments in neighbouring boroughs, including the three stores highlighted earlier. The turnover of the North Kensington Sainsbury store was expected to reduce from £42.52 million to £38.85 million, an 8.6% reduction.

- 3.17 The residual turnover of this Sainsbury store at 2002 is still higher than its benchmark turnover based on the company average sales density (£38.85 million compared with £38.54 million). On average all convenience businesses within the Borough were estimated to be trading 9% above the benchmark company average in 2002 following the development of commitments. The potential delay of the White City and Edgware food store would increase actual trading levels in 2002.
- 3.18 Based, on these figures it appears unlikely that the proposed Sainsbury extension will have an adverse impact on other food stores within or neighbouring the Borough, particularly if the White City and Edgware food stores are completed after 2002. However, as highlighted within the 1999 Retail Study, the quantitative scope for new floorspace should not be viewed in isolation. There are other qualitative factors that should also be considered.

4.0 QUALITATIVE ASSESSMENT

Government Guidance

- 4.1 Richard Caborn's statement in February 1999 suggests that developers must demonstrate that their retail proposals are needed. The need for a proposed development should not be regarded as being fulfilled simply by showing that there is capacity (in physical terms) or demand (in terms of available expenditure). It is necessary to consider the wider needs of the community.

Requirement for the Proposed Extension

- 4.2 MVM set out the improvements that the proposed extension will bring. The potential benefits these improvements will bring to the community are a relevant consideration. However, these benefits should also be weighed against any dis-benefits, for example trade diversion away from other shopping centres.
- 4.3 MVM argue that the growing range of products demanded by customers and the limited space within the existing store have resulted in customer dissatisfaction. The proposed extension is designed to address this qualitative deficiency by providing a better choice of products, more checkouts and reducing congestion by improving circulation space. However, this conclusion is not supported by any comparative evidence or survey.
- 4.4 MVM also point out that the proposed extension is not expected to materially change the nature of the store's existing offer, for example the introduction of new forms of retailing such as clothing. If the Council are minded to approve the application it may be appropriate to condition the planning permission to restrict the sale of comparison goods within the store to ensure that new forms of retailing are not introduced, as claimed by MVM. Planning conditions could impose a maximum level of comparison goods sales floorspace. The scale of comparison space permitted should reflect current restrictions on the existing planning permission. It may be necessary for the applicant to provide further details on the current and proposed mix of goods in order for the Council to consider appropriate planning conditions.

4.5 Despite this description of the benefits of the proposed extension, the MVM statement provides limited information on the wider community need for the proposed extension. The MVM statement focuses on the Sainsbury store's current deficiencies and the proposed improvements following the extension. They have provided limited commentary on the inability of other stores in the PCA to meet the community's needs.

4.6 The MVM statement provides a descriptive overview of existing shopping facilities in and around the PCA in Section 3. This commentary provides some analysis of the role and nature of existing convenience shopping facilities. MVM suggest that many of the food stores cater for basket and top-up food shopping rather than bulk food shopping. However, the larger food stores are seen as suitable for bulk food shopping, as follows:

- Tesco, Brent Park (5,670 sq m net);
- Asda, Park Royal (4,243 sq m net);
- Safeway, Acton (2,494 sq m net);
- Sainsbury, Chiswick (3,103 sq m net);
- Kwik Save, Cricklewood (3,503 sq m net);
- Safeway, Shepherds Bush (2,197 sq m net);
- Tesco, Warwick Road (2,787 sq m net);
- Sainsbury, Cromwell Road (2,322 sq m net); and
- Sainsbury, Finchley Road (2,560 sq m net).

4.7 Only two of these stores (Safeway, Shepherds Bush and Kwik Save Cricklewood) are within the PCA. In addition, only two of the stores have a sales floorspace greater than the existing Sainsbury store in North Kensington. Therefore, the proposed extension will improve customer accessibility to a large superstore with a sales floorspace of over 4,000 sq m net within the PCA. For example residents within the south and east of the PCA currently have to travel beyond 10 minutes drive time to visit a store of this size. Therefore, the proposed extension will improve the level of choice in the PCA.

The Sequential Approach

- 4.8 Richard Caborn's February 1999 statement suggests that extensions to stores should be considered against the sequential approach, as conceded by MVM at paragraph 2.12. However, MVM argue that the need for the improvements to the Sainsbury store is locationally specific to the store, and as such, the improvements are incapable of being disaggregated and located away from the store. Therefore, MVM argue that the second stage of the sequential approach, i.e. site appraisals, is not relevant in this case.
- 4.9 In our view the purpose and nature of the proposed extension is relevant, as demonstrated by the Tesco Bursledon appeal decision. The first stage of the sequential approach is to establish whether the proposed development is needed. It is necessary to demonstrate that the extension is needed by the community. Notwithstanding this, the operational needs of existing retailers are a relevant planning consideration. MVM argue that Sainsbury need the extension from an operational perspective. The weight given to operational need must take into account what extent they reflect the wider planning need in the community.
- 4.10 The proposed extension will increase the sales floorspace of the store from 3,775 sq m net to 4,695 sq m net. As indicated in the previous sections, there may be capacity for this additional space in terms of available expenditure, but this additional floorspace could, in theory, be accommodated in principal shopping centres, i.e. sequentially preferable sites. If the extension was expected to introduce new forms of retailing, particularly non-food, then the new retail space could be disaggregated and accommodated within vacant shop units within principal shopping centres. However, MVM claim that the extension will not introduce new forms of retailing.
- 4.11 If the store does not introduce new forms of retailing, as claimed, then the key issue is whether an enlarged food store of 4,695 sq m is needed by the community in this location. Other potential opportunities that could meet this need within or adjacent to a principal shopping centres should be considered.
- 4.12 We do not consider that there are available opportunities to either extend an existing food store or develop a new large food superstore in this part of the Borough. Therefore, if the Council consider that an enlarged food store is needed by the community in North Kensington then the proposal may be in accordance with the sequential approach. However, if the Council consider that the needs of the community can be met by the

provision of a smaller food store within or adjacent to a Principal Shopping Centre, which will serve the same area as the Sainsbury store, then there may be sequential grounds to refuse the application.

5.0 CONCLUSIONS

The Need for the Proposed Extension

5.1 The approach adopted within MVM's retail capacity/impact assessment is relatively broad brush. However, our review of the MVM study suggests that the capacity and impact figures produced are relatively conservative, because no allowance has been made for:

- healthy food store trading levels in 1999 (i.e. above the company average); and
- the potential for the clawback of expenditure leakage.

5.2 As a result, MVM may have under-estimated the quantitative capacity for additional food store floorspace. However, the MVM study makes no allowance for other food store commitments, i.e. the proposed food stores at White City, the recently opened Sainsbury at Paddington Station and the proposed food store at Edgware Road. The White City and Edgware food store proposals may have been excluded by MVM due to uncertainty regarding the timing of these schemes. It may be fair to assume that these stores will not be open until 2003 at the earliest.

5.3 The NLP 1999 Retail Study did make an allowance for these commitments. Projections within the 1999 Retail Study suggest that there should be quantitative scope for the proposed extension and the existing commitments, and that there is unlikely to be an adverse impact on existing food stores.

5.4 The applicant claims that the proposed extension will address customer dissatisfaction with the existing store, by providing a better choice of products and reducing congestion. Most of the existing food stores in North Kensington cater for basket and top-up food shopping rather than bulk food shopping. The proposed extension will improve customer accessibility to a large superstore with a sales floorspace of over 4,000 sq m net, and will reduce the need for residents to travel outside the Borough to visit a store of this size.

The Sequential Approach

- 5.5 Government guidance suggests that extensions to stores in out-of-centre locations should be considered against the sequential approach. The first stage of the sequential approach is to demonstrate that the proposal is needed. The second stage is to demonstrate that there are no alternative town centre or edge of centre opportunities to meet this need.
- 5.6 If the Council conclude that there is a qualitative and quantitative need for the proposed extension then it is necessary to consider whether this need can be accommodated within or adjacent to an existing principal shopping centre, which would serve the same area of North Kensington.
- 5.7 In addition, it is necessary to consider whether the additional retail floorspace proposed could be disaggregated and accommodated on smaller sites/premises in principal shopping centres. If the Council conclude that the proposed extension will not introduce new forms of retail sales within the Sainsbury store, as claimed by the applicant, and that the identified need is locationally specific to the Sainsbury store then this potential disaggregation can be rejected.
- 5.8 We recommend that, if the Council is minded to approve the application, suitable conditions should be imposed on the planning permission in order to restrict the sale of comparison goods. For example a maximum level of sales floorspace devoted to the sale of non-food and grocery items should be imposed. This condition should relate to the entire enlarged store rather than just the extension, to prevent internal re-organisations that would render the condition unenforceable.



X AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address Sainsbury's canal way, Adam Kensington	Appl. No. 98/1187/RT	L.B.	C.A.	N C S
Description amenity	Code			

I consider this proposal to be generally un-welcomed
At present there is a good level of interaction between the
Cafe and the good urban canal. by having a generous footway
from the hotel - encourages use of the canal path.

The proposal involves many the valuable use intends to
bring the car park and plants. The level of use of the cafe
on the canal footway makes an important contribution to the
activity along the canal footway

The proposal will turn activity away from the canal footway.

The plants will generally appear as a screen preventing
penetration of pedestrian movement from the cafe/shop to the
footway.

I would object to these proposal.

GR 1/13/3/00

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Peter Wilks
Nathaniel Lichfield and Partners
14 Regent's Wharf
All Saints Street
London N1 9RL

Switchboard: 0207 937 5464
Extension: 2732
Direct Line: 0207 361 2732
Facsimile: 0207 361 3463
Email: plnpg@rbkc.gov.uk

28 March 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: nlpsains

Your reference:

Please ask for: Phil Hughes

Dear Peter,

Re. Sainsbury Extension Proposal

I write further to our recent telephone conversation.

You have agreed to critically evaluate the developer's retail impact statement (attached) on behalf of the Council. The cost of this will be £1,750 + VAT. The work will be presented in the form of a short report and will take up to two weeks to complete upon receipt of the impact statement.

Should you have any queries or require further information please contact my colleague Roy Thompson on 0171-361-2701.

Yours sincerely,

Phil Hughes, Policy Team Leader
for the Executive Director of Planning and Conservation

cc Roy Thompson, Team Leader, Development Control North

Memorandum

To: Phil Hughes - Policy Team Leader

CC:

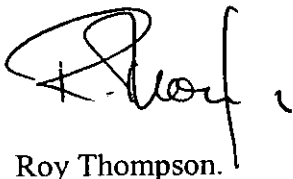
From: Roy Thompson - D.C. North Team Leader

Date: 9 March 2000

Re: Sainsbury's, Canal Way - Planning application

I would be grateful if you could give me an idea when you might be able to respond to the Retail Impact Study which I sent down to Ruth on 21 December.

Thanks

A handwritten signature in black ink, appearing to read 'Roy Thompson', with a stylized flourish at the end.

Roy Thompson.

Memorandum

To: Phil Hughes - Policy Team Leader

CC:

From: Roy Thompson - D.C. North Team Leader

Date: 9 March 2000

Re: Sainsbury's, Canal Way - Planning application

I would be grateful if you could give me an idea when you might be able to respond to the Retail Impact Study which I sent down to Ruth on 21 December.

Thanks



Roy Thompson.

THE OPEN SPACES SOCIETY



Ols

25A Bell Street, Henley-on-Thames, Oxon RG9 2BA

Tel: 01491 573535 email: OSSHQ@aol.com

Chairman RODNEY LEGG

Registered charity 214753

General Secretary KATE ASHBROOK

Executive Director, Planning & Conservation
RB of Kensington & Chelsea
Town Hall
Hornton Street
W8 7NX

From: Bernard Selwyn
3 Hogarth Road
SW5 0QH

12 January 2000

Your ref. DPS/DCN/TP/98/01187/RT

*ET
12/1/2000*

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	G	SW	SE	ENE	SP CK		
13 JAN 2000							(81)		
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Dear Sir

J SAINSBURY STORE, LADBROKE GROVE, W10

Thank you for notifying us of the revised drawings and supporting documents for this application. Our main concern is in relation to the adjacent prospective development by the Peabody Trust (TP/97/02707).

The Supplementary Retail Statement of December 1999 gives the reasons for the proposed extension of the store. It describes the significant growth within the last few years in the number of lines being sold and their desired availability but it is noted that the revised proposals show no alterations to the unloading bay and its yard at the rear of the store for the additional supplies required.

You are reminded of paragraph 8(b) in our letter of 11 March 1998 on the Peabody original application, regarding the parking of Sainsbury's enormous goods vehicles on Canal Way, queuing to get into the yard at peak periods. While I have seen no recurrence on the few occasions I have revisited since, there seems to be a considerable risk of this, especially if the extension is carried out. We therefore urge that it be considered and Sainsbury be informed that the Council will not tolerate parking of these vehicles on the highway at any time, especially after development of the Peabody site commences.

It is also noted that the revised drawings show that the extension will necessitate a reduction in the number of car parking spaces for customers from a total of 456 to 420, some 8%. It is hoped this will mean a greater encouragement of pedestrians and public transport. One means of encouraging pedestrians from Kensal Town and the east side of Ladbroke Grove is to make the approach along the canal towpath more inviting, by additional railings along the waterside where the path is narrow and by better lighting. Mothers with buggies etc and the disabled would also be helped if the stairs from Adela Street to the towpath were to be replaced with a ramp. We pointed this out in paragraph 4 of our letter of 9 November last on the Peabody proposals and, perhaps, a section 106 agreement with both developers would permit an equitable share of the costs.

Yours sincerely

BERNARD SELWYN
for the Open Spaces Society

INTEROFFICE MEMORANDUM

RECEIVED BY PLANNING SERVICES

EX	DIR	HDC				SE	ENF	AO ACK
12 JAN 2000								31
IO	REC	ARB	PLN	CON DES	FEE			

TO: ROY THOMPSON

FROM: AMANDA GUDGIN

SUBJECT: SAINSBURY'S STORE EXTENSION, CANAL WAY, NORTH KENSINGTON
(PLANNING APPLICATION TP/98/1187)

DATE: 11 JANUARY 2000

Roy

Further to your memo dated 21 December 1999, I have reviewed all the contamination and ground investigation reports and have the following comments to make.

- The most important contaminant missing from the site investigations was **asbestos**. No asbestos analysis was undertaken on any of the samples and bearing in mind that all three types of asbestos was found on the remaining gas work site, it would be important that an asbestos survey is carried out. This can either be carried out prior to planning permission being approved or built into a planning condition.
- No analysis for gas was carried out on the site and no reasons were given as to why? But the report states '*that the existing store has a gas protection system in place and it is assumed that this system will be extended to incorporate the extension works.*' It will be important that a gas protection system is put into place in the structural design of the extension and not just assumed, especially if no gas sampling is not going to be carried out. On a historical gas works site land fill gasses must be expected and therefore must be allowed for in the design. This could be built into a planning condition.
- Building Control should be made aware that the report recommends that piled foundations and new service runs should be avoided if possible to minimise potential for contaminant to track.
- I also agree with your recommendation that a condition be placed upon the planning permission to require the submission of a remediation strategy prior to any development beginning.

Hope these comments are useful.

Amanda

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

FILE COPY

2701

0171-361- 2701

Switchboard: 0171-937-5464

Extension:

Direct Line:



Facsimile: 0171-361-3463

Date: 22 December 1999

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: J. SAINSBURY STORE, LADBROKE GROVE, W.10

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may inspect copies of the amended plans, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Proposed extension and improvements to existing store. REVISED DRAWINGS RECEIVED, TOGETHER WITH SUPPORTING DOCUMENTS.

Applicant

MVM Planning Limited, Ropemaker Court, 12 Lower Park Row, Bristol, BS1 5BN

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **21 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- * The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- * Effect upon the character or appearance of a Conservation Area;
- * Effect upon the special historic interest of a Listed Building, or its setting;
- * Effect upon traffic, access, and parking;
- * Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, **cannot** be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- * Loss of property value;
- * Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- * Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct)
- * Smells (Also covered by Environmental Services)
- * Competition between firms;
- * Structural and fire precaution concerns; (These are Building Control matters)

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W8**. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (0171-361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W8**. and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station **0171-727-6583**). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

FILE NUMBER: TP/98/1187
ADDRESS: Sandbury's
Canal way
North Kewington

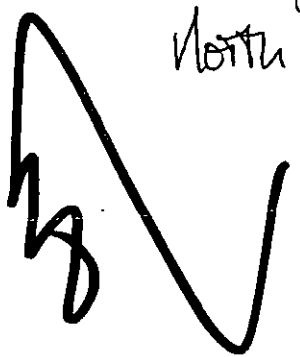
REVISED DRAWINGS RECEIVED

- people originally notified, plus any additional
1. Please re-notify all objectors. Add to letter:
together with supporting documents
"Revised drawings received. Any further comments must be received by " *
within 21 days of above date
 2. ~~Please re-advertise~~ *

* delete or add as appropriate

Carmel

Could you please arrange for attached ^{letter +} plans to be sent to North Kei Library



Loy 2/12

INTEROFFICE MEMORANDUM

TO: GWYN RICHARDS - CONSERVATION AND DESIGN
FROM: ROY THOMPSON - D.C. NORTH
SUBJECT: SAINSBURY'S STORE EXTENSION, CANAL WAY, NORTH KENSINGTON
(PLANNING APPLICATION TP/98/1187)
DATE: 21 DECEMBER 1999
CC:

I have finally received the revised elevation plans for the above application. Note also the comments about environmental improvements in the attached letter.

Your comments will be gratefully received.



Roy Thompson

Area Team Leader, Planning & Conservation.

INTEROFFICE MEMORANDUM

TO: RUTH GOUNDRY - POLICY
FROM: ROY THOMPSON - D.C. NORTH
SUBJECT: SAINSBURY'S STORE EXTENSION, CANAL WAY, NORTH KENSINGTON
(PLANNING APPLICATION TP/98/1187)
DATE: 21 DECEMBER 1999
CC:

I have finally received the revised Retail Statement for the above site.

Your comments will be gratefully received.



Roy Thompson

Area Team Leader, Planning & Conservation.

INTEROFFICE MEMORANDUM

TO: DIRECTOR OF ENVIRONMENTAL HEALTH - ATT'N AMANDA GUDGIN
FROM: ROY THOMPSON - PLANNING SERVICES
SUBJECT: SAINSBURY'S STORE EXTENSION, CANAL WAY, NORTH KENSINGTON
(PLANNING APPLICATION TP/98/1187)
DATE: 21 DECEMBER 1999
CC:

Further to your memo' dated 12 August 1998, in which you requested a site investigation and remediation strategy for the above site, some 16 months later the applicant has submitted a Contamination Investigation from ESU Services Ltd and a Contamination and Ground Investigation report from BT&P.

I would be grateful if you could advise whether these reports satisfactorily address your concerns in respect of ground contamination. It would appear that no specific remediation strategy has been proposed; however given the circumstances of the existing store you may be agreeable to supporting a carefully worded condition to require the submission of a remediation strategy.

Please contact me if you require any further information.

As a footnote, you may find this investigation useful in respect of the Kensal Gasworks application.



Roy Thompson

Area Team Leader, Planning & Conservation.

(Handwritten initials: R1, Babin, Pl. ad)

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENE	AO ACK
5 DEC 1999 <i>(Handwritten mark)</i>							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

FAO: R Thompson Esq
 Director of Planning & Conservation
 Royal Borough of Kensington and Chelsea
 The Town Hall
 Hornton Street
 London
 W8 7NX

5 DEC 1999 *(Handwritten mark)*
 Royal Borough of Kensington and Chelsea

MVM Planning Limited
 Ropemaker Court
 12 Lower Park Row
 Bristol BS1 5BN
 Tel: 0117 925 4393
 Fax: 0117 925 4239
 Email: mail@mvmplanning.co.uk

Your Ref: Our Ref: 1024/SC/jrb/ab Date: 13 December 1999

Dear Sir

(Handwritten: ✓ CT 16/12/97)

**TOWN & COUNTRY PLANNING ACT 1990
 SAINSBURY'S, CANAL WAY, NORTH KENSINGTON
 PROPOSED EXTENSION AND IMPROVEMENTS REF. 98/1187**

We write further to your letters of 18 August and 10 December 1998 in connection with the above application.

We enclose for your attention the following package of documents and drawings, which seeks to address the outstanding issues you have raised, as follows:

- 3 X Retail Impact Assessment to supersede the Retail Statement September 1998;
- 3 X Contamination and Ground Investigation Statement;
- 3 X Contamination Investigation Statement;
- 5 X Proposed Site Plan A1/104 Rev C;
- 5 X Proposed Store Plan A1/105 Rev C;
- 5 X Proposed Elevations A1/106

The revisions to the scheme involve changes to the elevations and improvements to trolley storage provision. The signage is included within an application for advertisement consent and an application for the covered trolley bays is to be submitted in due course.

We trust that the submitted drawings will be treated as a revision to the above application and that the additional statements meet your requirements.

With reference to the consultation response from British Waterways, we have discussed with Sainsbury's the potential to assist British Waterways in achieving its objectives vis-à-vis improving the water side setting and increasing pedestrian and cycle access from the towpath to the store and beyond. You also indicated that British Waterways is seeking to improve the nature conservation value of the site and incorporate interpretation facilities of local interest.

Cont/...

In our deliberations, we have had particular regard to DoE Circular No. 1/97 *Planning Obligations*. Circular 1/97 advises that "*Properly used, planning obligations may enhance the quality of development and enable proposals to go ahead which might otherwise be refused.*

They should, however, be relevant to planning and directly related to the proposed development ... In addition, they should only be sought where they are necessary to make a proposal acceptable in land-use planning terms." Circular 1/97 makes the following additional points:

- There must be a direct relationship between the planning obligation and the planning permission. Planning obligations should not be sought where this connection either does not exist or is considered too remote.
- Acceptable development should never be refused because an applicant is unwilling or unable to offer benefits.

In essence, developers should not be required to contribute to the provision of certain facilities if, in land-use planning terms, planning permission should be granted without them. Sainsbury's acknowledges the positive role of planning obligations and their potential to remedy genuine planning problems and enhance the quality of development. That is why Sainsbury's has agreed to the principle of a contribution towards off-site highway works at the Ladbroke Grove/Canal Way junction.

However, we do not consider that a contribution to the works proposed by British Waterways could be justified because there is no direct relationship between the extension proposal and the suggested works. A contribution to these works could not, therefore, be justified in order to mitigate any adverse effects of the extension. It has not been suggested in the past that in its amended form, the application proposal is unacceptable in land-use planning terms in a way which could be remedied through a financial contribution or other assistance to British Waterways.

In any event, we would suggest that material planning benefits are derived from the application proposal with regard to the canal towpath. The proposal would result in views of the towpath from the store being opened up by the removal of the existing restaurant building. In turn, this would enable enhanced accessibility by both pedestrians and cyclists to the towpath. The proposal would also open up views of the canal from the relocated restaurant and would enable enhanced linkages between the store site and the canal tow path.

It is our view, therefore, that it would be unreasonable and contrary to the provisions of Circular 1/97 to seek financial contributions from Sainsbury's which would enable British Waterways to achieve its own entirely separate objectives, as part of negotiations on the current application. On this basis, we regret that Sainsbury's is unable to assist British Waterways in the way you seem to be suggesting.

Cont/...

Director of Planning & Conservation
Royal Borough of Kensington and Chelsea
Page 3

13 December 1999

The final point in your 10 December 1998 letter relates to the six car parking spaces which were originally provided by Sainsbury's for the Canalside Activities Centre. You have indicated that in your view, it would be beneficial for the centre for these spaces to be formally transferred to the Centre and you have requested Sainsbury's response on this. We have discussed the matter with Sainsbury's. The spaces in question are located close to the store entrance and on this basis are likely to experience heavy demand and usage by Sainsbury's customers especially during peak trading periods. The further erosion of customer parking spaces serving the foodstore would not be in Sainsbury's best interests and Sainsbury's regrets, therefore, that it is unable to agree to the transfer of the relevant land to the Activities Centre. In any event, the current arrangements would appear to work satisfactorily.

We look forward to meeting with you to discuss the proposal, in the light of the above information.

Yours faithfully



Simon Coles
Principal Town Planner
for and on behalf of
MVM PLANNING LTD

Enc

cc: H Grala Esq, Sainsbury's Supermarkets Ltd (letter only)
P Handley Esq - DMWR (letter only)
S Gosling Esq - Mayer Brown (letter only)

NORTH

A change in policy has introduced a test of need for new retail and leisure schemes, but details are lacking. John Martin and Martin Edwards explain

In need of clarification

Key points

- Government policy has reversed recent judicial opinion by introducing a test of "need" for new retail and leisure schemes
- The criteria for determining need in this regard require clarification

Underlying many of the cases that we feature is an inherent tension within the planning system between the respective roles of the policymakers and the courts. Policy is not like legislation. It can be changed at the whim of the government without the need for parliamentary approval. However, while it may be adhered to almost slavishly by planning authorities and inspectors, it remains subordinate to the statute. Similarly, policy is also vulnerable to judicial attack.

This month we examine a significant example of this inherent tension that is likely to have far-reaching consequences. In February the planning minister, Richard Caborn, announced an important revision of government policy affecting new retail and leisure developments set out in PPG 6. The accompanying press release left no doubt that the policy revision had been a reaction to a number of recent court cases, such as *Rv Hambleton District Council, ex parte Somerfield Stores Ltd* [1998] EGCS 155.

In that case, the planning authority had resolved to grant outline planning permission for a 35,000 sq ft food store on a site in an area defined in the local plan as "the Secondary Commercial Area". The applicant, Somerfield, operated a store in the same area. The idea behind the development was for Safeway to move from its existing town-centre site to the new site, thereby freeing its old site for non-food retail use. Somerfield applied for judicial review of the planning authority's decision to grant planning permission on the ground that they had failed properly to apply PPG 6 by not considering whether there was a need for the development and whether the development would meet the government's objectives of sustaining and enhancing the vitality and viability of town centres.

Dyson J allowed the application on the ground of erroneous advice contained in the officer's report to the committee. The significance of this case, however, was the judge's ruling on the issue of need. He held that if need were a material consideration in assessing applications for new retail development, there would be a reference to it in section 4 of PPG 6. Further, if need were a precondition to granting permission, it would weaken or undermine the objective set out in PPG 6 of maintaining an efficient and competitive retail market. The judge noted that, following the introduction of the sequential approach, developers of out-of-town retail developments faced a series of hurdles, but need did not have to be demonstrated as a precondition to obtaining planning permission.

However, on 11 February the planning minister announced that new retail and leisure developments would now have to satisfy the test of need. The announcement began by repeating the advice to planning authorities contained in PPG 6 that, when preparing development plan policies, they should consider the need for new retail and leisure developments in the plan area over the lifetime of the plan. Once need has been established, the sequential approach should then be followed to identify suitable sites: see para 1.10 of PPG 6. Thus, developments that accord with up-to-date policies will not have to satisfy the test of need.

Conversely, where proposals are inconsistent with national policy or fail adequately to establish need, or do not accord with up-to-date plan policies or where the plan is out of date, the applicant will be required to demonstrate need and satisfy the sequential approach.

The announcement effectively reverses Dyson J's decision, and introduces even higher hurdles in the way of edge-of-centre and out-of-town retail and leisure development. It is difficult to see how many schemes will secure planning permission in the light of this policy change. It is to be hoped that, in order to promote coherence, PPG 6 will be amended to introduce specific

reference to the new policy within section 4.

If the government does revise PPG 6, many developers will welcome some further clarification of the policy. Mr Caborn's announcement, having informed us of the new test of need, signally fails to address how it should be demonstrated. We are told that the requirement should not be regarded as being fulfilled simply by showing that there is capacity or demand for the proposed development. The factors significant to the issue of need are to be a matter for the decision-maker; no further clues have been given as to what those factors might be. This is a poor approach for the government to adopt because it could easily lead to capricious decision-making or worse.

Terminally ill?

Neither of your authors has been involved in the infamous Terminal 5 inquiry, which is due to close this month, but we cannot let the occasion pass without comment.

Articles in the national press have criticised the length and cost of the inquiry: some reports even suggest that ministers are seeking to blame the inquiry process and hinting that fundamental reforms may follow. However, the reports miss the point. The reality is that the planning inquiry system is ill-suited to resolving such political issues of national importance. It is unfair to lay the blame at the door of the planning system, which cannot be expected to cope with the task. The real blame lies with the politicians, who ducked this essentially political issue and failed to come up with a proper policy for Britain's airports.

It would be a pity if, when the Planning Inspectorate has achieved real progress in speeding up the planning appeals system, politicians were allowed to get away with scapegoating the planning inquiry system.

Martin Edwards is a specialist planning barrister in the chambers of Lionel Read QC and John Martin is a solicitor and director of property law research at Pinsent Curtis

MEMORANDUM

DATE: 22 February 1999
TO: Roy Thompson, Planning
FROM: Vera Gajic, Education
RE: Sainsbury's - Planning Gain
CC: Colin Richardson

Canalside Activity Centre

I am writing to confirm my support for the Valuers request that as a planning gain for the Sainsbury's extension the part of the Sainsbury's carpark that has 10 spaces on it currently used by the Canalside Activity Centre be leased to the Centre at no cost.

If there is scope for additional or alternative planning gain then I would suggest the sponsorship of a worker/ instructor for the centre - for whatever proportion of a week as is possible and for as long as is possible (is 5 years reasonable?). This would make the centre itself more viable as it is has no core funding. This arrangement could pave the way for more business sponsorship and involvement in an important community facility that has improved the area.

Sainsbury's itself benefits from the Centre as a neighbour. The Centre has made the area around Sainsbury's more attractive and safer. The site was previously derelict and discouraged people from using the tow path entrance to Sainsbury's after dark.

LWS/GF

bid^c as their plan is to have 500 specialist schools in operation by September 2001. (451)

AREA COST ADJUSTMENT : School Standards Minister Estelle Morris accepted that there were valid objections to the current SSA system and the DfEE, together with the DETR, would be looking at proposals for reform over the next three years. (456)

NATIONAL YEAR OF READING : Estelle Morris welcomed the positive response of local authorities, all of which had a co-ordinator in place by the beginning of the national year of reading. (460) MP John Hayes asked the Minister whether the literacy project would be compromised by the widespread closure of public libraries but Ms Morris said that was not a ministerial responsibility. The Government have put £48m into spending on books in schools. (461)

BUSINESS OF THE HOUSE : Leader of the House Margaret Beckett announced business for next week when the House sits on Monday and Tuesday and sits provisionally for the following week. (460)

LOCAL GOVERNMENT FINANCE WALES : Welsh Secretary Alun Michael introduced the debate on the local government finance reports for Wales. Net SSAs for 1999-2000 will be set at £2,986.6m, an increase of 5.1% on 1998-99. This comprises £180.1m for Welsh police authorities, £2,804.7m in SSAs for local authorities and £1.8m in allocations to special schools. (483-517)

GREATER LONDON AUTHORITY : Nick Raynsford said the GLA would assume its responsibilities on Monday, 3 July 2000 subject to the passage of the Bill. (314)

CE2TC

RURAL ENGLAND : DETR and MAFF will publish "Rural England: A Discussion Document" on Wednesday, 17 February inviting responses to help in the preparation of the White Paper for Rural England. (314)

DISABILITY RIGHTS COMMISSION : Subject to Parliamentary approval, the Government expects the Commission to be established in spring 2000. (314)

EMPLOYMENT ZONES : From April 2000, employment zones will be available to three more regions and effective employment zones will be available in areas of the country which suffer from long-term unemployment. Initially, zones will operate in Southampton, Nottingham City, Northampton, Doncaster, Plymouth, Coventry, Luton, Birmingham, Stoke-on-Trent, Bradford and Hove. The first phase of zones in Cleveland is also being considered. (314)

EUROPEAN STRUCTURAL FUNDS : The Government has announced that the Structural Funds will be fully open to all regions. They will undergo a full audit and checks on processing will be carried out. Funds have yet to be received from the European Commission and the Government will handle the business in the meantime. (314)

Written Answers

(page 12 onwards)

PLANNING : Minister for Planning and Transport makes a statement, leading to an announcement of the guidance given to PPG5 on Town Centres and Retail Development in the light of a number of issues which have been raised in recent litigation. (509)

Local Government : Questions from Nottinghamshire and Staffordshire. (517)

STAFFORDSHIRE : Questions from Staffordshire. (517)

Non-UK : Questions from Non-UK. (517)

485

I propose to provide £2,570.2 million of aggregate external finance, or AEF, net of specific grants. That is an increase in central Government grant support of 4.8 per cent. on 1998-99. AEF is made up of £1,890.2 million in revenue support grant, £656 million in redistributed non-domestic rates and £22.2 million for council tax reduction grant.

As we promised in the White Paper "Local Voices", we are abolishing crude and universal capping. The Local Government Bill has been introduced and is in Committee. In line with the White Paper, I am not announcing capping principles in advance. I still have reserve powers to cap authorities if they do not budget prudently. I do not want to have to use my powers and will do so only as a last resort to protect tax payers from excessive council tax increases.

The Welsh Local Government Association has agreed that this is a good settlement for local government in Wales, and that council tax increases should be lower this year than in previous years. This positive approach, and the good partnership that exists, should mean that confrontation can be avoided.

Question put and agreed to.

Resolved,

517

That the Local Government Finance Report (Wales) 1999-2000 (HC 203), which was laid before this House on 3rd February, be approved.

That the Local Government Finance (Amendment) Report (Wales) 1998-1999 (HC 204), which was laid before this House on 3rd February, be approved.

That the Special Grant Report (Wales) 1999 (HC 177), which was laid before this House on 28th January, be approved.—
[Mr. Hanson.]

Written Answers to Questions

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Thursday 11 February 1999

ENVIRONMENT, TRANSPORT AND THE REGIONS 304

~~Planning Applications~~ 309

Mr. Alan Johnson: To ask the Secretary of State for the Environment, Transport and the Regions if he will make the need for new retail and leisure developments a material consideration to be taken into account by local planning authorities in determining planning applications. (70744)

Mr. Caborn: Our policy on town centres, including retail and leisure development, is set out in Planning Policy Guidance note 6: Town Centres and Retail Development (PPG6). This aims to sustain and enhance the vitality and viability of our existing town centres by focusing new investment, particularly for retail and leisure uses within city, town and district centres. This statement is intended to add to and clarify the guidance in PPG6 in the light of a number of issues raised in recent litigation which concern the interpretation of PPG6 and Government policy.

PPG6 advises local planning authorities to adopt a positive, plan-led approach to handling planning applications involving new retail and leisure developments. It advises them, in preparing planning strategies and policies, to consider the need for new retail and leisure development in the plan area over the lifetime of the plan. Having established that such need exists, local planning authorities should then adopt a sequential approach (as explained in PPG6) to identify suitable sites. If there is no need for further developments, there will be no requirement to identify additional sites.

Proposals for new retail and leisure development which accord with an up-to-date plan strategy or are proposed on sites within an existing centre, should not be required

to demonstrate that they satisfy the test of need because this should have been taken into account in the development plan.

However, proposals which would be located at an edge-of-centre or out-of-centre location and which:

are not in accordance with an up-to-date development plan strategy; or

are in accordance with the development plan but that plan is out of date, is inconsistent with national planning policy guidance, or otherwise fails to establish adequately the need for new retail and leisure development and other development to which PPG6 applies, should be required to demonstrate both the need for additional facilities and that a sequential approach has been applied in selecting the location or the site.

In the context of PPG6 and this additional guidance, the requirement to demonstrate 'need' should not be regarded as being fulfilled simply by showing that there is capacity (in physical terms) or demand (in terms of available expenditure within the proposal's catchment area) for the proposed development. Whilst the existence of capacity or demand may form part of the demonstration of need, the significance in any particular case of the factors which may show need will be a matter for the decision-maker.

In the circumstances referred to above, the need for such proposals should be considered carefully when determining planning applications. A failure to demonstrate both the need for such proposals and that a sequential approach has been applied in selecting the application site would normally justify the refusal of planning permission unless there were weighty additional material considerations.

310

In applying the sequential approach, the relevant centres in which to search for sites will depend on the nature and scale of the proposed development and catchment that the development seeks to serve. The scale of such proposals should also be appropriately related to the centre—whether town, district or local—the development seeks to serve.

The policy set out in PPG6, and the guidance above should be applied equally to proposals for extending existing edge-of-centre and out-of-centre development which creates additional floor space. Local planning authorities should consider the need for further retail or leisure facilities and then apply the sequential approach to identifying where any such development should take place. Where proposals for such extensions to existing

developments are put forward, the Government will expect applicants to demonstrate the need for additional facilities, and that such additional facilities could not be accommodated on sites in more central locations, in accordance with the sequential approach. Need in this context, as in PPG6 generally, should be interpreted as already explained above. Local planning authorities should therefore treat extensions to existing retail and leisure facilities in edge-of-centre and out-of-centre locations as if they were new development.

Greater London Authority 314

Mr. Efford: To ask the Secretary of State for the Environment, Transport and the Regions if he will announce the date when the Greater London Authority will assume its responsibilities. (71248)

Mr. Raynsford: Subject to the passage of the Greater London Authority Bill, the Greater London Authority will assume its responsibilities on Monday 3 July 2000. This will maintain momentum while allowing some eight weeks after the elections on 4 May for necessary preparations.

Rural England 314

Mr. Fitzpatrick: To ask the Secretary of State for the Environment, Transport and the Regions what plans he has to consult on the future of rural England; and if he will make a statement. (71423)

Mr. Meacher: Together with my hon. Friend the Parliamentary Under-Secretary at the Ministry of Agriculture, Fisheries and Food, I shall be publishing

"Rural England—A Discussion Document", on Wednesday 17 February. This will invite responses to help in the preparation of the White Paper for rural England announced by my right hon. Friend the Secretary of State for the Environment, Transport and the Regions on 27 November 1998, *Official Report*, columns 38–40. Copies will be placed in the Library and the Vote Office.

HOME DEPARTMENT

Local Government Finance 326

Ms Buck: To ask the Secretary of State for the Home Department if he will list the (a) grants and (b) other financial support by his Department to (i) Westminster City Council and (ii) the Royal Borough of Kensington and Chelsea, other than through the RSG settlement, in (1) 1997–98, (2) 1998–99 and (3) planned for 1999–2000 given; and for what purposes the funds were allocated. (70158)

Mr. Straw: The information requested in respect of grants directly paid by the Home Office is given in the table. No other financial support is provided.

Purpose of grant	1997–98	1998–99	1999–2000
<i>Westminster City Council:</i>			
Civil Defence	35,000	35,000	35,000
Section 11 grants under the Local Government Act 1966 ¹	1,363,058	1,398,498	—
<i>Royal Borough of Kensington and Chelsea:</i>			
Civil Defence	35,000	35,000	35,000
Section 11 grants under the Local Government Act 1966 ¹	739,615	758,845	—
Drugs prevention	6,000	—	—
Closed Circuit TV ²	75,600	—	—

¹ From 1999–2000 funding will be made by the Department of Education and Employment

² The CCTV competition will not continue in 1999–2000

³ Planned

EDUCATION AND EMPLOYMENT

Disability Rights Commission 330

20. Mr. Savidge: To ask the Secretary of State for Education and Employment if he will make a statement on his proposals for the establishment of a disability rights commission. (68892)

Ms Hodge: The establishment of the Disability Rights Commission is an important step towards meeting our manifesto commitment to support comprehensive and enforceable civil rights for disabled people. It will help disabled people secure their rights and it will provide a central source of information and advice to employers, and service providers. Subject to Parliament enacting the Disability Rights Commission Bill, we would expect the Commission to be established in Spring 2000.

Employment Zones 332

30. Mr. Watts: To ask the Secretary of State for Education and Employment what plans he has to increase the number of employment zones. (68902)

Mr. Andrew Smith: On 2 February my right hon. Friend the Secretary of State and I announced our future plans for Employment Zones. From April 2000, Employment Zones will target available resources more flexibly and effectively on unemployed people over 25 in at least 12 areas of the country which suffer from persistently high long-term unemployment.

Initially, Employment Zones will operate in Southwark, Nottingham City, Newham, Haringey, Doncaster, Plymouth, Tower Hamlets, Brent, Birmingham, Liverpool and Sefton, Bright and Hove, Middlesbrough, Redcar and Cleveland.

SUBJECT-SITE *Sainsbury's, Kewal Rd*

FILE REFERENCE:

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE: 10.2.99

NAMES OF PERSONS
ATTENDING:

Mr Handley (DMWR Architects), CR + RT

OFFICERS:

MATTERS
DISCUSSED:

Gyrza seeking to close down the space between the foot of the stone and the basin. Suggested either pushing proposed cafe northwards, or orientating extension road to run parallel with canal. Mr H is prepared to look at these options, but sceptical about reason. Their brief is not to touch the existing fabric of the building. However they may be prepared to form a secondary access on the north-east corner by the canal, create openings or at least contrasting materials on the towpath footage, and provide landscaping along the towpath, extending the length of the stone (possibly subject to BOP funding). CR also would like minimal tree planting in the proximity of the n/e corner/courtyard area.

Sainsbury's not willing to change main entrance or to create windows on the towpath elevation.

Sought to impress the concept of opening up to the canal + integrating canal activities more.

Re-iterated need for ped/cycle link from car park to towpath

LITERATURE:
POLICY, PAPERS, ETC.

SIGNATURES:

P336.10 *Town and Country Planning Act 1990, s.336(1); definition of "agriculture"; whether including wine-making*

The High Court in *Millington v Secretary of State for the Environment, Transport and the Regions* [1998] EGCS 154 (HH Judge Rich QC, sitting as Deputy Judge) held that in construing the term "agriculture" in s.336, it was not appropriate to include activities which went beyond the growing of crops. That approach excluded the processing of food, and wine making similarly went beyond the growing or cropping of fruit. It could not therefore be said to be for the purposes of agriculture, nor to be incidental or ancillary to agricultural use. The introduction of a wine-making use on agricultural land therefore constituted a material change in the use of the land.

Volume 5

5-101 *PPG6, Town Centres and Retail Developments (3rd ed, 1996); how the sequential test should be applied; local planning authority receiving erroneous advice*

The sequential test in PPG6 has come in for careful scrutiny in two High Court cases. First, from Dyson J in *R v Hambleton District Council, ex p Somerfield Stores Ltd* [1998] EGCS 155, rejecting the submission that the local planning authority should first have considered whether there was a need for the development. In the opinion of the court, if need were a material consideration in assessing all applications for planning permission for new retail development, one would expect a reference to it to appear in the PPG. If need were a precondition to the granting of permission, that would undermine or weaken one of the stated objectives of the Guidance, namely to maintain an efficient and competitive retail market.

Where out-of-town development was proposed, the key considerations set out in para 1.16, and elaborated in section 4, were to be applied. The meaning of the term "impact", and the whole thrust of para 4.3, was to do with the extent of any likely harmful effect on a town centre. It could not be read as requiring an assessment of the benefit of the proposed development for an existing town centre. Ultimately the question was what, if any, was the likely adverse impact of the proposed development on the existing town centre. It did not follow that an authority would ignore beneficial effects, simply that PPG6 did not require beneficial impacts to be shown, nor that it be a material consideration in all cases.

The second case was *Michael Shanley Group Ltd v Secretary of State for the Environment, Transport and the Regions* [1998] EGCS 142, where

Nigel Macleod QC, sitting as Deputy Judge, allowed an application to set aside an inspector's decision on the ground that he has misapplied the Guidance and failed to give proper reasons for his decision. The suitability of the appeal site had already been considered by the inspector at a local plan inquiry, but he had felt unable to recommend it due to insufficient evidence to demonstrate that development there would be compatible with residents' amenities. The applicant then sought planning permission for the appeal site, and at the inquiry the council argued that they were not contending that other sites were suitable, but that they had begun to investigate whether either of two other sites could be said to be suitable. The inspector rejected the appeal on the ground that it would not be sensible to permit an out of centre foodstore given the possibility of a better site being identified in the near future.

The Court rejected the approach that, unless there was a finding that a site otherwise meeting the criteria was likely to become available within a reasonable period of time, the decision-maker was obliged to give appropriate consideration to sites that were out of the centre of town. That approach was too narrow.

However, it was impossible from any reasonable reading of the decision letter to discern the reasons why it had been considered feasible to reinvestigate matters that had already been thoroughly and comprehensively determined at the recent local plan inquiry, and thus there was no explanation of why a major issue raised by the applicant had not been accepted.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 0171-937 5464

Extension: 2701

Direct Line: 0171-361 2701

Facsimile: 0171-361 3463

10 December 1998

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/RT/TP Your reference: 1024/SC
98/1187

Please ask for: Roy Thompson

For the attention of Mr Simon Cole

Dear Sirs,

Town and Country Planning Act, 1990
Proposed extension to Sainsbury's store, Canal Way, North Kensington

Further to your submission of the Retail Statement and our subsequent telephone conversations, I set out my comments below.

Initially, there are some inconsistencies which require clarification. In terms of the floor areas I would ask you to specify the following:

- a) the existing gross and net floorspace, including sales area
- b) the proposed gross and net floorspace, including sales area
- c) the proposed floorspace of the concession area, and whether this is included within the proposed overall increased floor area as stated.

A schedule of existing areas and uses is needed to enable an accurate comparison to be made of the existing and proposed floorspaces and uses.

It is also noted that in setting out the rationale for the extension you make a number of statements which may require some revision. You specify that 29 tills are existing, when there are in fact 38. You specify that long queues are experienced at the checkouts, whereas on several observations at peak periods this has not been evident; indeed it is very unusual for all of the check outs to be open at the same time. You specify that the improved store "will enable the provision of oven fresh and meat and fish counters", whereas these facilities already exist.

Thus, whilst there may be a credible case for the need for the extension, this has not been fully justified, and currently is based upon partly flawed information.

With the methodology, there are some matters which need addressing. Although, I recall a telephone conversation some time ago with regards to the parameters of the Retail Statement, I do not recall verbally agreeing the retail centres to be incorporated into the methodology. What I do recall is

advising that the Principle and Local centres within this part of the Borough and other main centres outside of the Borough in proximity to the site should be included. You may be aware that there are 11 Local centres north of the Notting Hill Gate Principal Shopping Centre. You have included only three secondary shopping/local areas, one of which does not feature as an identified centre in the UDP. Notting Hill Gate Principal Shopping Centre has not been included, and neither has the existing Tesco's store in Warwick Road, Sainsbury's in Cromwell Road, and Europa Foods in Notting Hill Gate.

Whilst I would not necessarily expect you to provide a comprehensive Borough wide coverage, it is important that you specify how and why you chose the Centres included within the Retail Statement. Further, your analysis of the Centres is not based on any consistent criteria, and is based primarily upon observation of vacancy rates rather than objective survey material as set out within Figure 1 of PPG6. It is also considered that you have not provided an adequate reason for choosing not to define the primary catchment area.

In terms of the trading effects, further details of the concession area are required, because this may have an impact on trade diversion. Whilst I do not wish to challenge the levels of existing and proposed turnovers, and accept that the extended sales areas will not generate a pro rata increase in turnover, my evaluation of the Transportation Report has revealed that the improved store is likely to generate an increase in customer trips of 10% rather than 5%. This suggests that there will be a significant potential trade diversion.

You make a number of assumptions which are not qualified, such as: "the small proportion of new customers which the proposal is likely to capture are likely to shop currently in those competing free standing foodstores with a broadly comparable offer" (paragraph 4.02). However, the majority of the stores identified in Appendix A are not comparable in terms of floor area, many being below 1,000 sq.m, and many are 'in centre', so the main concern is the effect of trade diversion on the smaller stores and any repercussions that this could have on other traders in the centres because of linked trips. Whilst you seek to address the impact on other comparable 'out of centre' stores, there is no evaluation of the impact on the stores within the identified shopping centres and the linked trip implications. Further assumptions are made in paragraph 4.11 without any apparent quantitative evidence. The most worrying assumption is the statement that "the smaller lower order centres are unlikely to experience any changes in trading patterns, because they make very limited convenience provision and the vast majority of local residents will probably use larger centres and stores for their daily and weekly shopping needs".

Whilst your comments on the sequential approach raises little concern it would be useful if you could provide the even numbered pages of the Tesco Bursledon appeal decision letter.

Finally, I would at this juncture advise that the Council would seek to incorporate a mechanism into any permission granted which restricted the goods sold to those currently on offer.

There are several other issues which I raised in my letter to you dated 18 August 1998, which still require resolution, and some which have arisen since that date. I would reiterate my previous suggestion that a meeting would be the best way forward to pull all these issues together. I would again invite you to advise me of suitable dates when you might be available to attend such a meeting.

For the sake of completeness I set out below the outstanding issues:

Design

Although I understand that some dialogue has taken place between your client's Architect and my colleagues in the Conservation and Design team, there remains significant concern about the

orientation, materials and overall design of the extension. I would also point out that elevational plans of 1:200 are not considered to be of sufficiently detailed scale to fully evaluate the proposal, and following any amendments that may have to be made, a set at 1:100 will be required.

Since my previous letter an extensive consultation reply has been received from British Waterways, who as you may be aware are now considered to be a statutory consultee. They see the application as an opportunity to improve the waterside setting and to increase pedestrian and cycle access from the towpath to the store and beyond. They also wish to improve the nature conservation value of the site and incorporate interpretation facilities of local interest. I would wish to discuss ways of achieving these objectives with you.

Contamination

A detailed site investigation and appropriate remediation strategy is awaited.

Transportation/Highways

The traffic generation from the proposed store is considered to approximate closer to 10% than the 5.4% estimate made in the Transportation Report. The five examples given in table 3.2 are not comparable with the application store, and the Huddersfield store distorts the overall conclusions.

It is also considered that your statement that the proposals are unlikely to result in a material change in traffic flow, and would not have a material impact on either the existing or modified Canal Way/Ladbroke Grove junction is flawed. This is because your proposal cannot be treated in isolation from the Peabody scheme in highway terms.

Whilst your agreement to contribute a sum equivalent to 25% of the cost of the works to the junction improvements up to a maximum of £30,000 is a welcomed gesture, a strategic approach is required which includes the traffic generation of both your proposal and the Peabody proposal, before the final proportions and amounts can be agreed. It is therefore important that Peabody and yourselves agree the traffic generation figures for your respective proposals. I am writing to Peabody in similar terms.

You are also asked to confirm that easy pedestrian access is still available from and to the towpath.

The final point relates to six car parking spaces which were provided by Sainsbury's for the Canalside Activities Centre as part of a previous planning approval. These spaces are located within the existing car park of the store. It would be beneficial for the Centre for these spaces to be incorporated within the centre, and the land transferred accordingly. I would ask you to consider whether this would find favour with your client.

As mentioned above I would strongly suggest that we set up a meeting to address the above issues.

Yours sincerely,



Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

TP No: TP/98/1187	Address: Sainsbury's Canal Way, W10	Date Received 21/9/98	Date of Obs. 29/10/98
UDP Paras/Policies		Obj.	No obj.
	Development: Extension to existing store	HMO?	No. of Dwelling Units Existing Proposed
		D.C. Officer RT	Policy Officer RG/MS

Comments:

Premises are adjacent to the Kensal Gas Work Site which is likely to generate "additional convenience business expenditure" (i.e. more disposable income).

Consultation : should adjoining Boroughs be consulted?

Retail Statement

The retail statement sets out the reasons for increasing the floorspace of the store by almost 25%. These are primarily concerned with achieving an improvement in the quality of the store through widening the range of certain existing product lines. It is not intended to introduce new forms of retailing to the store(*see below).

Having read the Statement there are a number of inconsistencies in the statement which need to be clarified with the agents.

Para 2.01

This states that the sales area is being increased from 40,600 sq. ft to 50,700 sq. feet. Yet the plan A1/05 shows a *new* sales area of 50,600 sq. feet and plan A1/04 talks about a *net* sales area of 50,700 sq. feet. Which of these figures are correct? - *seek clarification*

The fourth sentence mentions provision of a 985 sq. ft concession* area - operator yet to be identified. This does not agree with the area of 1985 sq. ft indicated on plan no. A1/05. Please confirm which area is correct. The type of concession must be limited to the sale of goods currently available in the store i.e. convenience or tobacconist/newsagent goods and should not introduce new forms of retailing- perhaps a Planning obligation could secure this.

*why?
clarification*

The concession area is identified in the proposed schedule on plan A1/04 as floorspace **in addition** to the increased sales area for the store. A schedule of existing areas and uses is needed to enable an accurate comparison to be made of the existing and proposed floorspace and its uses.

Existing ATMs are provided within the store - as proposed they will be located outside. This has a number of disadvantages - it will encourage additional trips when the store is closed and could pose a potential security risk for individuals using the machines at night in an isolated location. *already 24hr operation*

Para 2.05

This states that there will be ten additional tills. Site visits show tills are numbered up to 38, not 29 as stated. Correct figures are required for the existing and proposed number of checkouts.

Re issue of long queues at check outs - there are already 38 checkouts. On at least three occasions planning officers have visited the premises and noted that only half of these are open at any one time - surely queuing could be reduced if more checkouts were open. More inf. on this is needed - could the store be more efficiently organised with additional staff were employed on the existing checkouts, and restocking shells?

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

Para 2.06

The improved store will enable provision of oven fresh (meat? bread or what), and meat and fish counters. These are already provided. Are the existing facilities being increased in size, improved in quality or what?

Section Three

This deals with existing centres and stores. The analysis is not very sophisticated (see comments on section four.)

This section looks at centres and stores (over 500 sq. m) within six boroughs (not four as stated) but does not specify the criteria* for including some centres and stores and not others - for example the Sainsbury's store on Cromwell Road has been omitted, as has the All Saints Road Local Shopping Centre.

Looking at the detail of the health checks I am surprised to find that 28 units in Portobello Road are vacant - perhaps the survey included premises outside our designated boundary.

No details are given of the times of visits to stores - customers can vary considerably depending on the time and day.

*Para 3.02

Why has not a PCA been defined? What is the reason? Is it because the trade is based on local need, or is it because the catchment is likely to change as a result of the proposed extension. Or is there another reason. This should be clarified.

Section Four

This looks at the trading effects of the store extension.

The health checks of surrounding shopping centres and stores (in centre and out of centre) are not very sophisticated in their construction. Evidence about the way in which the stores and centres shown on plan MVM1 are trading, is derived from observation rather than objective survey material using the indicators recommended in section 2 of PPG6. Further work is needed on the existing turnover in the centres and likely trade diversion.

Para. 4.02 indicates that the effect on trading patterns in the area will be different to that of a new free standing store of 10,000 sq. feet. This is accepted in principal but I am concerned that the store extension is in fact larger, because of the 1900 sq. feet retail concession area which appears to be in addition to the main Sainsbury's extension and could act as an additional magnet to the detriment of existing centres. This is an unknown factor as no details have been provided about the type of concession or operator. This surely needs to be taken into account in the calculations set out in Tables 1 & 2.

The majority of stores examined are "in centre" so the main concern is the effect of trade diversion on these smaller stores and any repercussions that this could have on other traders in the centre because of linked shopping trips.

Paragraph 4.09 indicates that it is hoped to attract customers back to Ladbroke Grove from newer stores e.g. Tesco's at Brooke Green and Brent Park . The two stores quoted are both "out-of -centre" so trade diversion is unlikely to affect linked shopping trips. I am satisfied that this is probably the case however the concerns about the "concession" element do not to be satisfied.

Section 5

Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations

This deals with the sequential approach to site selection. The appeal quoted and attached at Appendix C is incomplete (even numbered pages been omitted). Until I have this I am unable to comment on this section

Site Visits

Tuesday, 27/10/98 5pm Sainsbury's Ladbroke Grove. Approximately half the check-outs were open, with no discernible queues. The store currently provides a cigarette and newsagent facility at the entrance and four ATMS are provided close by including Sainsbury's own banking facilities. Toilet provision also at the front - the female facilities are cramped. There is a fresh meat, fish, deli and cheese counters and a bakery. The coffee shop is only open for standard day time hours. I noted that there were 38 check outs - of which less than half were open.

Wednesday, 28/10/98 at 4pm.

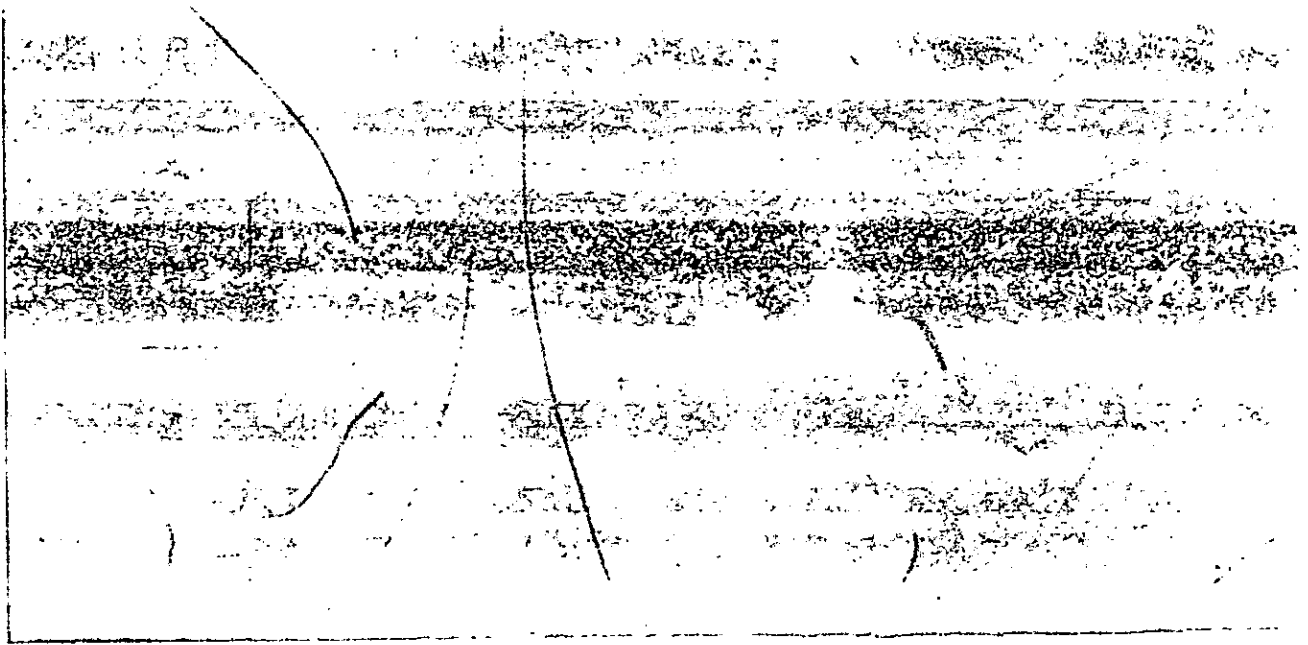
On this occasion there were a similar number of checkouts open. 12 of the 28 disabled parking spaces were occupied - as this was an off peak time this does raise concerns the proposed reduction of parking spaces. This matter needs to be reconsidered. The rationale (in para 5.12 of the Transportation Report) for reducing the number of disabled parking spaces from 28 to 11 being that the reduced level is typical of the standard at other Sainsbury stores.

Thursday, 29/10/98. 7.30pm

This is usually a busy evening. It was observed that of the 38 tills, 17 tills were closed, with not a lot of queuing - similar to the two other occasions.

At this stage additional information is needed before I can be satisfied that trade diversion will not be detrimental to the existing shopping centres in the locality.

Rey 2/11/98



1 number for your note - my thinking is
 that £30k represents about 25% of the
 cost of a scheme with the balance
 being met by the developer of the bus
 works land (the major part) and a possible
 top up by the council. There may be
 some accident benefits, but the main
 benefit would be to pedestrian movement
 and, possibly, cycle movement (adverse
 stop times, protected right turns etc)

Bill

Bit that affects
 the best way forward
 please discuss,
 Graham

MEMORANDUM

DATE: October 14, 1998
TO: Mark Raisbeck
Chief Traffic Engineer
FROM: Bill Mount
OUR REF: TM/203/7/BM/MM
YOUR REF:
CC: Graeme Swinburne

Ladbroke Grove/Canal Way Junction Improvements

I attach a letter to me from Steven Gosling of BTP consultants concerning the financial contribution that Sainsbury's would be willing to make towards the cost of improving the junction of Ladbroke Grove with Canal Way.

It seems to me that the offer is a good one, giving us sufficient time to fully investigate the junction (possibly including the junction of Kensal Road with Ladbroke Grove in the study), as well as leaving open the possibility of negotiating a further contribution from any developer of Kensal Gas Works.

Any Comments?

Bill

Bill
The offer seems reasonable - but my query is the funding for the whole scheme initially. I have no idea how much that would be - but a BTP scheme would leave the Council & FOK to find out of existing budgets what I would prefer to see spent on accident schemes. Is there any other justification for this scheme except it seems a good idea?

Bill

THREE

T

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ROL

Proposed staggered pedestrian crossing

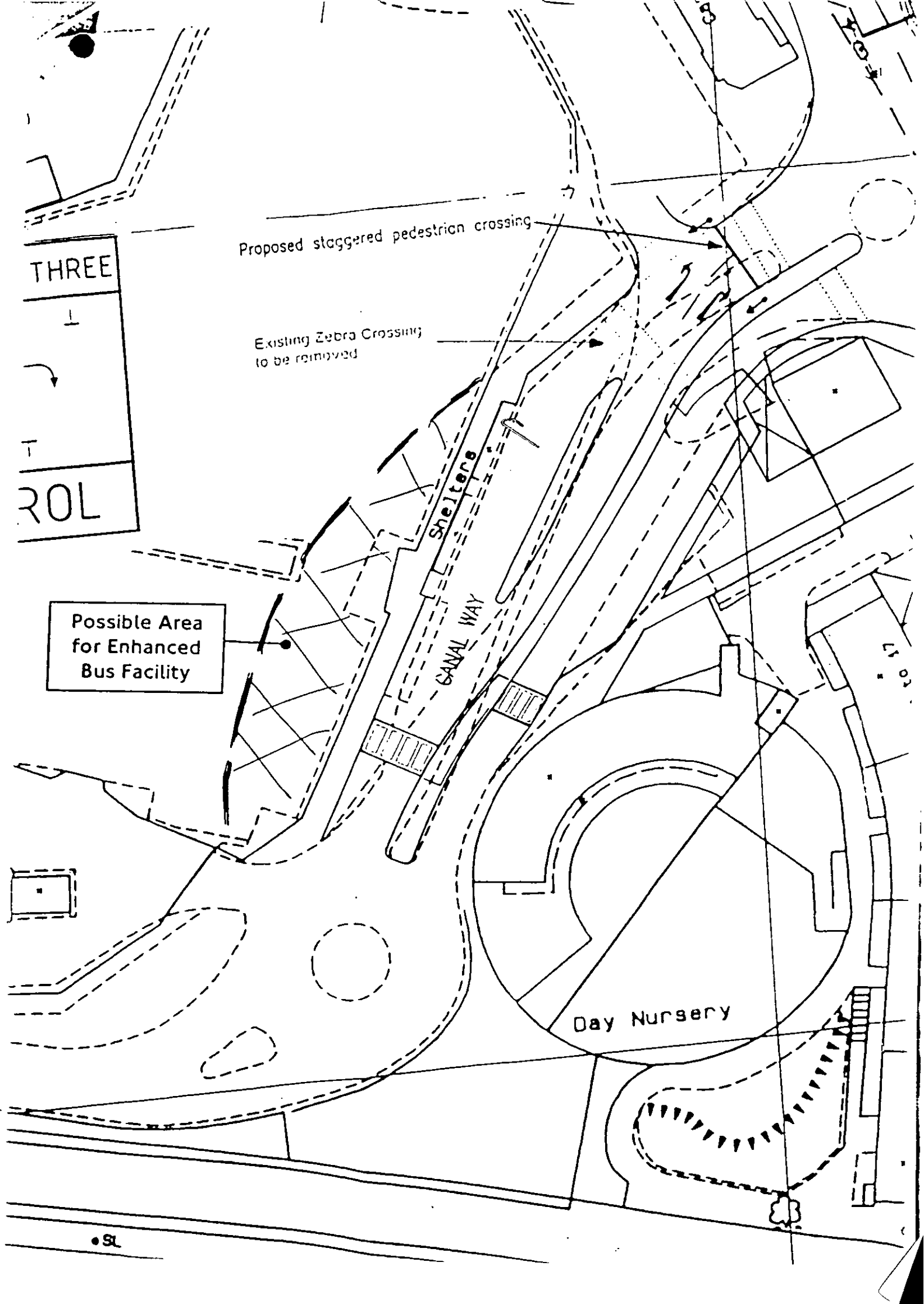
Existing Zebra Crossing
to be removed

Shelters

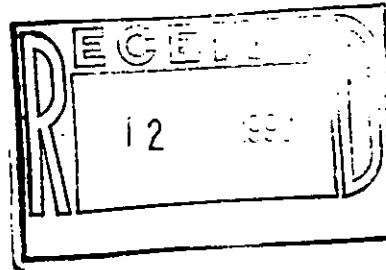
GANVAL WAY

Possible Area
for Enhanced
Bus Facility

Day Nursery



Royal Borough of Kensington and Chelsea
The Town Hall
Horton Street
London
W8 7NX



CONSULTING CIVIL ENGINEERS
& TRANSPORTATION PLANNERS

B T P
SOUTH

Bettridge Turner & Partners

For the attention of Mr W Mount

Our Ref: SG/cc/98020 31 High Street, Cobham
Surrey KT11 3DP

9 October 1998 Telephone 01932 867773

Facsimile 01932 866094

E-mail bt_p@compuserve.com

Dear Sir

J SAINSBURY FOODSTORE, LADBROKE GROVE
PROPOSED STORE EXTENSION AND IMPROVEMENTS

We refer to our letter of 15 September 1998, addressed to Mr Swimburne and subsequent telephone conversations with Mr Mount.

It is understood that having considered the applicant's proposals on highway and transport grounds you will be recommending approval subject to conditions. The conditions will relate to:

Midlands

Telephone 01905 794784

Facsimile 01905 774425

- Enhanced on site facilities for cyclist in the form of racks to be located adjacent to the store entrance under the canopy, and
- A financial contribution towards the implementation of traffic signals at the junction of Ladbroke Grove with Canal Way to replace the existing mini-roundabout. It is understood that the applicant's (J Sainsbury Supermarkets Ltd) contribution will equate to 25% of the total cost of the junction improvement and will not exceed a ceiling of £30,000.00 (thirty thousand pounds). The funds will be made available to your authority for a period of three years from commencement of the extension works. Should the funds not be utilised within this period they would be returned to the applicant, inclusive of accrued interest.

Directors

R G Bettridge
BSc BA C Eng MICE FIHT
MIWEM

P M E Turner
BSc C Eng MICE FIHT

J C Albrecht
BSc C Eng MICE FIHT

R Welland
BSc MBA C Eng MICE

R S Cooper
B Eng C Eng MICE MIHT MaPS

B D Lloyd
C Eng MStructE

We trust that the above confirmation will allow you to report your recommendation for approval to Mr Roy Thompson, planning case officer. Once consultation responses have been received it is understood that a meeting is to take place at your offices to confirm matters. In writing we confirm that we would be pleased to attend such a meeting if required.

Yours faithfully

Steven Gosling
for Bettridge Turner & Partners

Associate Directors

B J Gooch
Eng Tech ICE MIHIE AMIHT

R E Cannon
BSc MSc C Eng MICE MIHT
MIAT MCS MaPS

S Gosling
I Eng FIHIE MIHT

cc H Grala - J Sainsbury Supermarkets Ltd
V Brown - J Sainsbury Supermarket Ltd
S Coles - MVM Planning Ltd

Registered No
2282693 England

Registered Office
Bettridge Turner & Partners Ltd
31 High Street, Cobham KT11 3DP

VAT Registered No
404 4917 07

CANALSIDE
ACTIVITY CENTRE

✓
CT
9/10/98
DJJ

Planning Information Office
Planning and Conservation
The Town Hall
Hornton Street
LONDON W8 7NX

RECEIVED BY PLANNING SERVICE

REC	HDC	N	C	SW	SE	ENF	AC
							ACA

33 OCT 1998

APPEALS	IO	REC	ARB	FWD	CON	FEES
				FIN	DES	

98/1187/10

5th October 1998

Dear Sir/Madam

With regard to your letter concerning the planning application by J Sainsbury, Ladbrooke Grove I would like to take this opportunity to draw your attention to how this development will affect our operation.

Whilst I have no objection to the extension and improvement proposed, I am concerned about the processes involved in actually completing the work. As you will be aware, some of the operation will be carried out on our boundary with the Sainsbury site. This means that work will be carried out less than two metre's from our clients, some of whom are society's most vulnerable i.e. the young and the disabled. What can be done to protect them from the dust and noise ? How is this work going to affect our ability to use our most valuable teaching area – our canal basin ?, which runs along the back of what is currently Sainsbury's café.

I would be grateful if you could forward these concerns to the relevant parties, I hope I am not too late.

Yours faithfully

Penketh

Joanne Penketh
Centre Manager



VALUERS DEPA

2nd Floor Central Library

RECEIVED BY PLANNING SERVICES							
DR	THM	EN	BW	SE	ENF	AO	ACK
20 SEP 1998							2b
MEMORANDUM							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

TO: DIRECTOR OF PLANNING & CONSERVATION

Your Ref: R Thompson

Room No:

FROM: Borough Valuer

My Ref: VA/SM/PLAD

DATE: 21 September, 1998

Extn: 2856

THIS MEMORANDUM IS CONFIDENTIAL AND SHOULD NOT BE PLACED ON A FILE ACCESSED BY THE PUBLIC.

Sainsbury's Proposed Extension at Ladbroke Grove, W10. (TP981187)

I write further to our recent telephone conversation and my recent memorandum dated 15th September 1998 in respect of the above proposal to extend the current Sainsbury's food store at Ladbroke Grove.

As you are aware the Royal Borough of Kensington and Chelsea are the adjoining freehold owners at Canalside House, and Canoe Club Centre as shown on the attached plan, being adjacent to the Sainsbury's store. Both of these projects are Council owned buildings, and any change in the current environment may have a detrimental effect on these properties. However, the Council may be prepared enter in to an agreement, section 106 or otherwise, which will result in the objection to Sainsbury's planning application being withdrawn.

Background :

In respect of the previous planning consent granted in connection with Sainsbury's this has resulted in land being transferred between the Council and Sainsbury's. This was incorporated into a section 106 agreement, dated 3rd February 1993, which benefited the Council and the local community.

The land transfer allowed for the Canoe Club Centre to be constructed at Canal Way. The Centre provides recreational facilities for the local community including disabled persons. The land transfer also allowed for social housing to be constructed on the upper floors of the building. The extension to the Sainsbury's store will mean that the store will now directly overlook both properties, resulting in significant loss of privacy.

Continued....

Suggestions for matters to be included within a new Section 106 agreement:

1. As part of the previous section 106 agreement six car parking spaces were provided by Sainsbury's for the Canoe Club Centre and these were located within the boundary of the store's car park (see plan). I propose that these parking spaces be incorporated within the boundary of the centre, and that legal ownership of this land be transferred to Canoe Club Centre. This will give an increased forecourt for the centre and improve the future level of privacy to the centre. The boundary fence between the centre and Sainsbury's car park will need to be altered to allow for this.
2. The Director of Highways and Traffic has informed me they are currently in negotiations with Sainsbury's with regard to possible increased levels of traffic to the store due to their proposed extension. They have requested that Sainsbury's install a signal control junction at Canal Way/Ladbroke Grove, as opposed to the existing double roundabout system currently in operation.
3. If a signal control junction is to be installed, I feel that it may be in Sainsbury's interest to adopt Canal Way as it adjoins the existing roundabout at Ladbroke Grove (see plan). Canal Way, adjacent to Canalside House, is currently unadopted and the total cost of adopting this road has been estimated at between £40,000 - £50,000.

The installation of a signal controlled junction may result in the Council owned land surrounding the existing highway to be acquired. If this is to be the case, Sainsbury's may need to enter into private negotiations with this department to acquire a parcel of land adjoining Canalside House to assist in the implementation of these highway improvements.

I shall be writing shortly to Sainsbury's with regard to the matters raised in this memorandum. However, I would not wish to prejudice any negotiations you are presently having with Sainsbury's over planning matters to be agreed in any future section 106 agreements. I would therefore be grateful if you would contact me to arrange a meeting to ascertain what items you consider will be included within a section 106 agreement and which matters I can negotiate separately with Sainsbury's.

If you require any further information please do not hesitate to contact me on ext. 2856.

Susan Murray

**Susan Murray
for the Borough Valuer**

**cc Director of Legal Services - Leverne Parker
cc Director of Transport and Highways - Bill Mount
cc Borough Valuer - Nigel Brown**

The Royal Borough of Kensington and Chelsea

Borough Valuers Department



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Scale 1:1250

Address: RBKC Land At Canal Way



BY PLANNING SERVICES						
N	C	SW	SE	ENF	AO ACK	
18 SEP 1998						
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES

✓ CT
18/9/98

MVM Planning Limited
Ropemaker Court
12 Lower Park Row
Bristol BS1 5BN
Tel: 0117 925 4393
Fax: 0117 925 4239
Email: mail@mvmplanning.co.uk

FAO: R Thompson Esq

Director of Planning and Conservation
The Royal Borough of Kensington and Chelsea
Town Hall
Hornton Street
London
W8 7NX

Your Ref:

Our Ref:

1024/SC/cs

Date:

16 September 1998

Dear Sir

**TOWN & COUNTRY PLANNING ACT 1990
J SAINSBURY STORE, CANAL WAY, NORTH KENSINGTON
APPLICATION REF: TP/98/1187 - PROPOSED STORE EXTENSION &
IMPROVEMENTS**

Please find enclosed, as requested, four copies of the Retail Statement prepared in connection with the above application.

Please do not hesitate to call if you have any queries.

Yours faithfully

PP **Simon Coles**
Senior Planner
for and on behalf of
MVM PLANNING LTD

Enc

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Handwritten notes:
Roy
Paul Handley - the architect
on Sainsbury's plan
- 2 voiced my concern re:
re-positioning the cap.
EP



X/10

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address SAINSBURYS : LADBROKE GROVE	Appl. No. 98/1187/R7	L.B.	C.A.	N C S
Description Extent of elemental alterations	Code			

Roy

Following an unaccompanied site visit (17/9/98) I feel even more strongly - to the point of recommending a refusal - that the proposal will harm the character of the canal-side here.

At least the existing coffee shop provides views on to the canal and tow path - an attractive area of great townscape value - and does provide an appropriate frontage - with appropriate activity and use. The pedestrian link with the supermarket at the canal is also worth retention and important.

The proposal will replace the coffee shop with a car park which although might open up views of the canal will not balance provide a poor frontage to the tow path and will not encourage wider use of the canal.

I would like all applicants to persuade the applicants to re-consider this scheme.

GP (18/9/98)

RT

V A L U E R S D E P A R T M E N T

2nd Floor Central Library

M E M O R A N D U M

TO: **DIRECTOR OF PLANNING
& CONSERVATION**

Your Ref: R Thompson

Room No:

FROM: **Borough Valuer**

MY REF: VA/SM/PLAD

DATE: 15 September, 1998

Extn: 2856

RE: **Sainsburys Proposed Extension at Ladbroke Grove, W10.**
(TP981197).

I write in respect of Sainsbury's current proposals to extend their store at Ladbroke Grove.

The Royal Borough of Kensington and Chelsea are adjoining land owners at both Canalside House and Canoe Club Centre, which are adjacent to this Sainsburys Store at Ladbroke Grove. I have now considered the planning application and the supporting plans (TP981187), along with the traffic report supplied by Sainsburys. I wish to formally object to their proposals on the following grounds:

1. The current level of traffic to this location is at optimum level, and if planning consent is granted, I am concerned that traffic levels will escalate further. The anticipated increase in traffic levels will have a detrimental effect on both Canalside House and the Canoe Club Centre, shown on the attached plan. My concerns are that any increase in traffic will not only have a physical effect to both buildings, in terms of air and noise pollution, but that the extension will also have a negative effect on the amenity of the surrounding area.

2. I am also concerned that the proposed extension, will further increase trade for Sainsburys, and will have a detrimental effect on the local business. For example Council owned premises at 335-337 Ladbroke Grove, and 375-377 Ladbroke Grove. These local run business are struggling to compete with the existing store, and so any possible increase in trade for Sainsburys as a result of this extension, will deprive these local business of essential trade.

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17 SE: 1998 WJ									
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I would therefore be grateful if you would acknowledge receipt of this memorandum and inform me of the possible dates that the Planning Services Committee will be considering this application.

Susan Murray

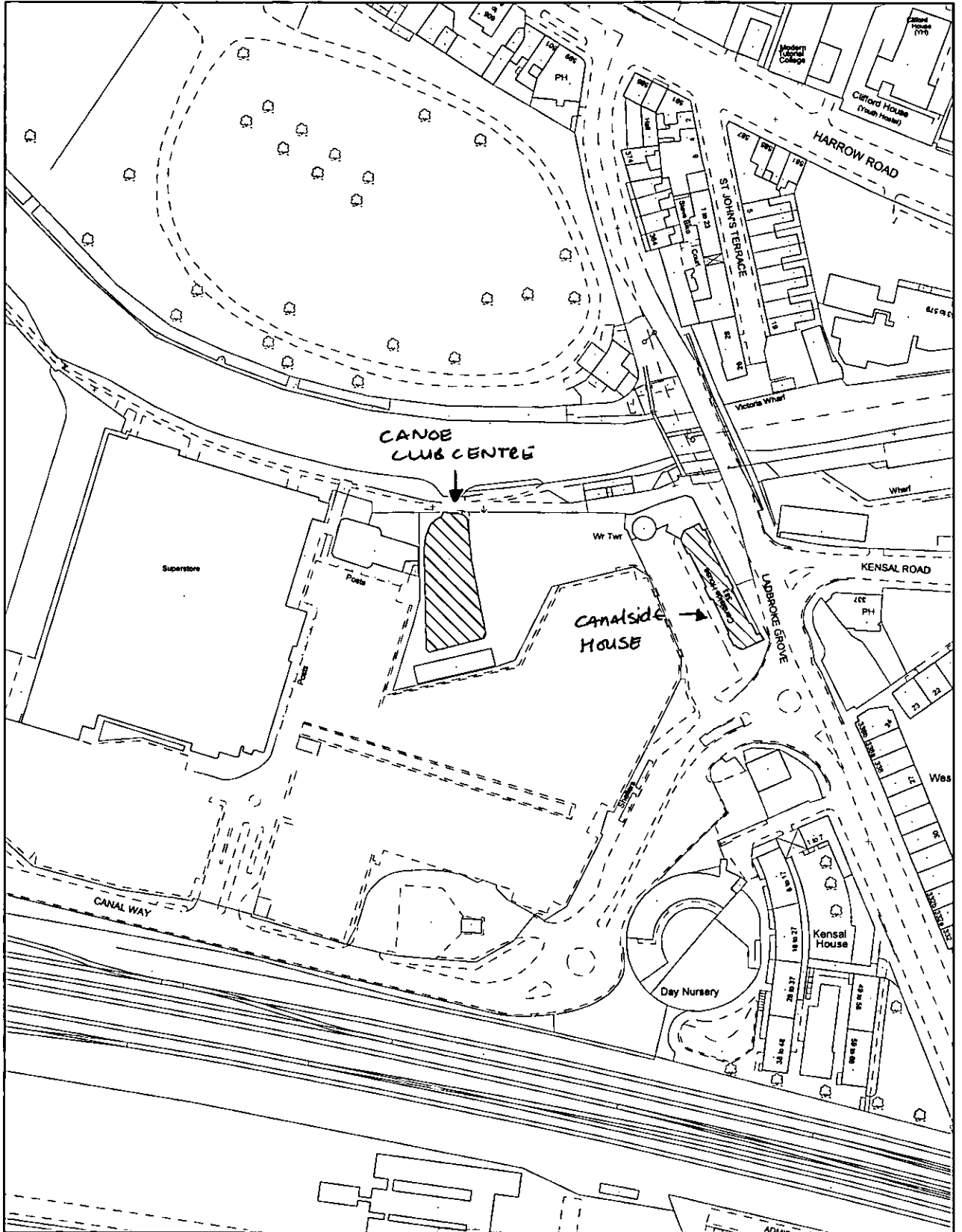
**Susan Murray
for the Borough Valuer**

**cc Director of Transportation and Highways - Bill Mount
cc Director of Legal Services - Leverne Parker
cc Borough Valuer - Nigel Brown**



The Royal Borough of Kensington and Chelsea

Borough Valuers Department



Produced using GGP. OS Map Extract Crown Copyright

Address: Canal Way, London, W11

R.B.K. & C.
TOWN PLANNING
17 SEP 1998
RECEIVED

Scale 1 : 1750





British Waterways

London Region

*p.c. ask
in bk →*

RT

*✓ CT
7/9/98.*

2 September 1998

Mr R Thompson
Dept of Planning and Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO LACK
130		- 7 SEP 1998					
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Our ref: KES/102/PAD

Dear Sir

Planning Application: J Sainsbury Store, Ladbroke Grove
Your ref: DPS/DCN/RT/TP/98/1187

Please find attached a copy of the Planning Consultation Response Sheet for the above site. As you will see the response is framed within the context of a check list of criteria which we are adopting within the London Region to enable our response to be more structured and accessible.

My apologies for the delay in responding. However, should you wish to discuss the comments further please contact me on 0171 286 6101.

As with all planning application where British Waterways is consulted, could you please ensure that a copy of the Decision Notice is sent to me regarding this development.

Thank you.

Yours sincerely

Michael Manuel
Environment Manager





British Waterways

London Region

PLANNING CONSULTATION

Site: J. Sainsbury Store, Ladbroke Grove

Local authority ref: RT/TP/98/1187

BW ref: KES/102/PAD

CRITERIA	RESPONSE
<ul style="list-style-type: none">• Positive contribution to waterside environment	No objection to the development. It could represent an opportunity to improve the waterside setting.
<ul style="list-style-type: none">• Engineering, and operational issues	No specific issues. Pedestrian and cycle access will be maintained from the towpath.
<ul style="list-style-type: none">• Environmental impact, design quality and visual integrity	The removal of the coffee house building opens the canalside up to wider view and could therefore benefit the waterside environment.
<ul style="list-style-type: none">• Impact on heritage conservation	No specific comment.
<ul style="list-style-type: none">• Estates implications	.
<ul style="list-style-type: none">• Access, recreation and leisure potential	British Waterways recommend that the applicant be requested to develop a maintenance schedule for the towpath area adjoining the development near to the basin to the west and along to the access from the towpath to Ladbroke Grove.
<ul style="list-style-type: none">• Landscape, nature conservation and biodiversity	See above - there is an opportunity to link with the adjoining environment centre to improve the nature conservation value of the site and incorporate local interpretation.
<ul style="list-style-type: none">• Transportation and freight carrying opportunities	No comments.
<ul style="list-style-type: none">• Crime prevention, safety and security factors	No comments.
<ul style="list-style-type: none">• Sustainability and environmental damage	No comments.
<ul style="list-style-type: none">• Additional information/ comments	The existing building has a reasonable relationship with the canal side and users. Further efforts could be made to improve this relationship in terms of canalside landscape management and interpretation - perhaps 'in store' history, interpretation and information about events and access.

Signature

Date..... 28/8/98



Your Ref: DPS/DCN/RT/TP/98/1187
Our Ref: sd/ME/TQ28SW/8/D (01978)



**ENVIRO.
AGENCY**

Please Reply to: Mr Matt Ellis on 01707 632408

Date: 28 August 1998

✓
CT
1/9/98

Head of Planning
Kensington & Chelsea Borough Council
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICE							
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- 1 SEP 1998							
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Dear Sir

PROPOSED : EXTENSION AND IMPROVEMENTS TO EXISTING STORE
LOCATION: J. SAINSBURY STORE, LADBROKE GROVE, LONDON W10
APPLICANT: SAINSBURY'S SUPERMARKETS LTD

Thank you for your letter dated 20th August 1998 which was received on 21st August 1998.

The Environment Agency has no objection to the proposed development.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:-

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. **Contact Julian Arikans on 01707 632442 for further details.**

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. **Contact Julian Arikans on 01707 632442 for further details.**

Advice to Planning Authority

LAND DRAINAGE : CONTACT ROBERT WILLIAMS ON 01707 632403

Thames Water Utilities should be consulted to determine whether the surface water sewerage

Environment Agency (Thames Region)
Planning and Liaison (North East Area), 2 Bishops Square Business Park, St Albans Road West,
Hatfield, Herts AL10 9EX Tel: 01707 632300 Fax: 01707 632500

Cont'd





Page No: 2
Date: 28 August 1998
Your Ref: DPS/DCN/RT/TP/98/1187

network is capable of transferring the additional flows from this site to the nearest main watercourse. If flows cannot be transferred then suitable surface water storage on the site may be required.

There are alternatives to conventional storage for the control of surface water run-off. The Environment Agency seeks to encourage the use of such techniques in appropriate circumstances, and we would be happy to discuss with any developer how these might be applied to this site.

Advice to Applicant

LAND DRAINAGE : CONTACT ROBERT WILLIAMS ON 01707 632403

The Grand Union Canal is a man-made watercourse and is classified as an ordinary watercourse along this stretch. The canal is managed by British Waterways and if you have any enquiries about the canal, you are advised to contact them on 01442 235400 or at the following address:-

British Waterways Board
South East Regional Office
Brindley House
Corner Hall
Hemel Hempstead
Herts HP3 9YT

ENVIRONMENTAL PROTECTION - OPERATIONS : CONTACT MARTIN EVERETT ON 01707 632755

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

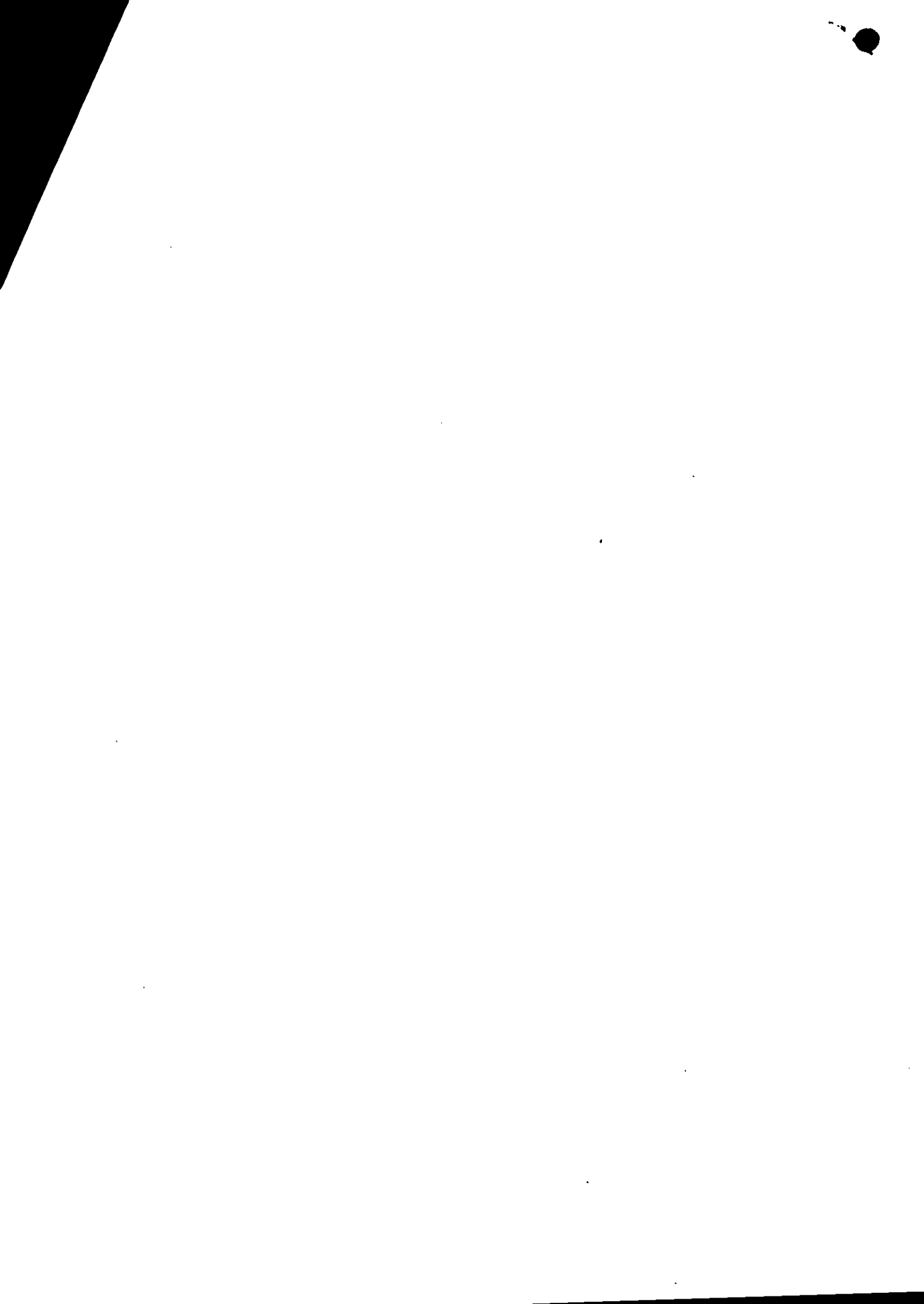
No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

Decision Notice: Could you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the applicant/agent.

If you have any further queries please do not hesitate to contact this office, quoting our reference.



Page No: 3
Date: 28 August 1998
Your Ref: DPS/DCN/RT/TP/98/1187

Yours faithfully

A handwritten signature in black ink, appearing to be 'J. Lee' or similar, written over a horizontal line.

for Customer Services Manager (North-East)

cc MVM Planning Ltd
Ropemaker Court
12 Lower Park Row
Bristol

Environment Agency (Thames Region)
Planning and Liaison (North East Area), 2 Bishops Square Business Park, St Albans Road West,
Hatfield, Herts AL10 9EX Tel: 01707 632300 Fax: 01707 632500

Cont'd

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

MVM Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Switchboard: 0171-937 5464
Extension: 2701
Direct Line: 0171-361 2701
Facsimile: 0171-361 3463



KENSINGTON
AND CHELSEA

18 August 1998

My reference: DPS/DCN/RT/TP Your reference: 1024/SC
/98/1187

Please ask for: Roy Thompson

For the attention of Mr Simon Cole

Dear Sirs

Town and Country Planning Act, 1990
Proposed extensions to Sainsbury's store, Canal Way, North Kensington
Planning application TP/98/1187

We spoke some weeks ago about the requirement for the submission of a retail impact study in respect of the above application. This has not been forthcoming, and without this information I am unable to proceed towards determination of the application. The proposed format of such study was discussed in our last telephone conversation.

Given the length of time that has elapsed since the application was submitted, I consider that it is appropriate not to delay any further in advising you of the issues that have arisen so far.

- 1. Contamination:** I am advised by the Director of Environmental Health that this site is heavily contaminated, and was the subject of extensive studies when the store was first proposed. The land was 'capped' in 1981 by the construction of the car park. The construction of additional building on the western park of this 'capped' land requires the contamination issue to be re-visited. I have been requested to advise you that a detailed site investigation and an appropriate remediation strategy is required.
- 2. Transportation:** A number of matters arise from your Transportation Report, together with associated issues, which require further discussion. These relate to:
 - the location of bus stands/stops
 - junction improvements
 - improved pedestrian links, particularly from the west
 - parking duration policy

Further clarification is also required in respect of some of your assumptions and conclusions regarding the traffic impact data, the projected traffic attraction, diverted traffic, and traffic flows.

3. Design: An opportunity presents itself to enhance the unexceptional appearance of the existing building. This site is becoming increasingly important and prominent as this area is regenerated, and more use is made of the canal. In this context it would be beneficial to explore ways of providing a face towards the canal.

In light of the above I suggest that we arrange a meeting to discuss the issues. In respect of some of the transportation issues I consider it would be beneficial to hold a tripartite meeting with representatives of The Peabody Trust, who will be developing the adjoining Gas Works site.

I look forward to hearing from you.

Yours sincerely,



Roy Thompson
Area Planning Officer
For the Executive Director, Planning and Conservation.

Pharlet

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

COUNCIL NOTIFICATION OF DEVELOPMENT

FILE COPY - ADD A/O

Switchboard: 0171 - 937 5464

Direct Line: 0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 20/08/98

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCN/RT/TP/98/1187

THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION / LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

Address of application property

J. SAINSBURY STORE, LADBROKE GROVE,
W.10

Proposal for which permission is sought

Proposed extension and improvements to existing store

PLEASE NOTE: WHEN INFORMATION OFFICE IS CLOSED PLANS RELATING TO PROPERTIES IN SW7, SW5 & W8 CAN BE VIEWED AT THE CENTRAL LIBRARY, PHILLIMORE WALK, W8 0171-361-3036

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 21 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 21 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.00 a.m. and 4.45 p.m., Mondays to Thursdays and 9.00am to 4.15pm Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Reference Library, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-361-4158. Any questions you have regarding Planning matters should be directed to the Planning Department at the Town Hall, Hornton Street, W8. Tel. 0171-361-2079/2080
- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbroke Grove, W11. Tel. 0171-727 6583

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

- Please note:**
- i) In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.
 - ii) Should you be interested in attending the Committee Meeting at which the application is to be determined, you are advised to contact the Planning Information Office.

Additional Consultation

Please consult :-

Environment Agency (Thames Region)

Planning + Liaison (North East Area)

2 Bishops Square Business Park

St. Albans Rd West

Hatfield

Herts

AL10 9EX

Ray 18th Aug.



INTEROFFICE MEMORANDUM

TO: ROY THOMPSON
FROM: AMANDA GUDGIN
SUBJECT: PLANNING DEVELOPMENT : J SAINSBURY STORE CANAL WAY LONDON W10
DATE: 12 AUGUST 1998
CC: STEVE ECKLES

I have been passed the details about the above planning development from Keith Mehaffy in Noise and Nuisance and have assessed the site with regards to contaminated land.

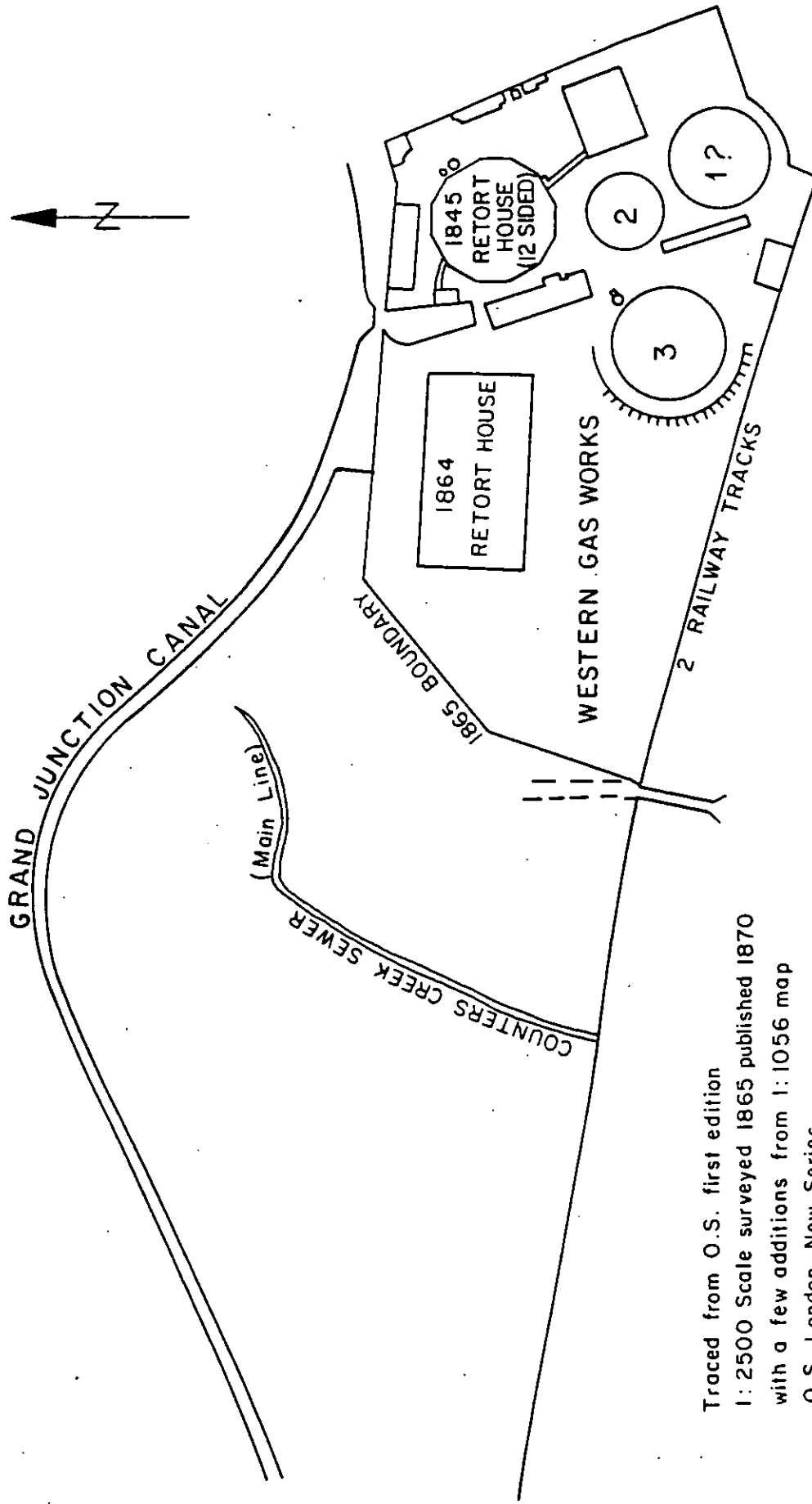
From the plans I understand that the coffee shop will be removed and an extension put on the front of the store which will protruded into the car park area.

I must therefore make you aware that when the site was developed previously for the Sainsbury's Store the car park areas were **never** remediated. The construct of the car parks over the contaminated land acted as a 'seal' to prevent the contaminants coming into contact with humans. This technique in remediation terms is known as 'capping' the contaminated land, which is satisfactory for is 'end use,' being a car park.

I have looked through the previous site investigation report which was carried out in 1981 on the site and have identified the area where the Sainsbury's store has been built. From the map attached you will see this area is identified as area 'F'. I have also attached the site investigation report for this area and also a map of the historical layout for the site, to enable you to build up a picture of the area.

Therefore to conclude, I would recommend that an additional site investigation is carried out on the area which is to be developed and an appropriate remediation strategy devised, before any works are carried out on the site.

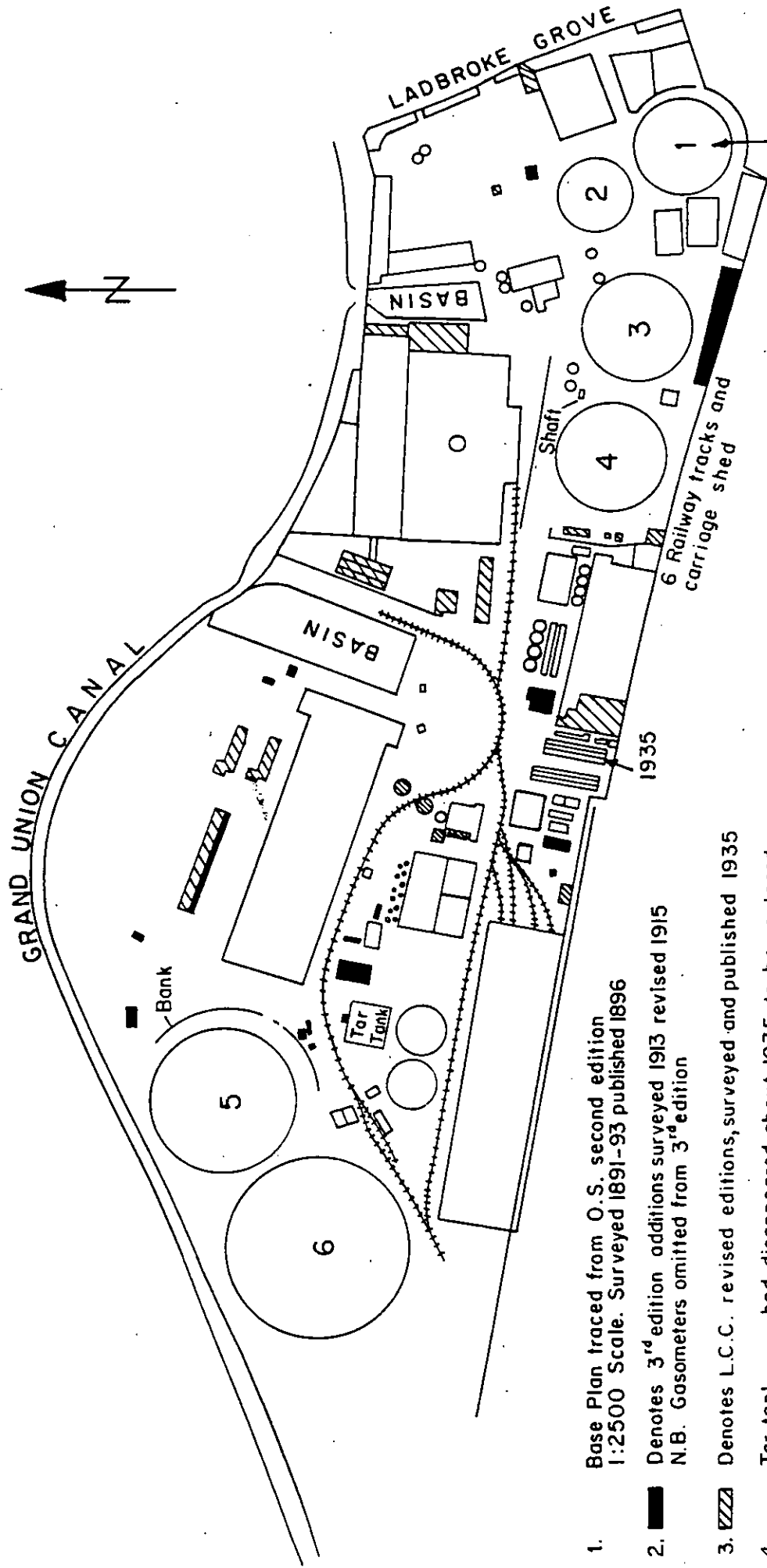
Amanda



Traced from O.S. first edition
 1: 2500 Scale surveyed 1865 published 1870
 with a few additions from 1: 1056 map
 O.S. London New Series

1865 SITE PLAN
 KENSAL GREEN — REPORT REF No. 830900/I

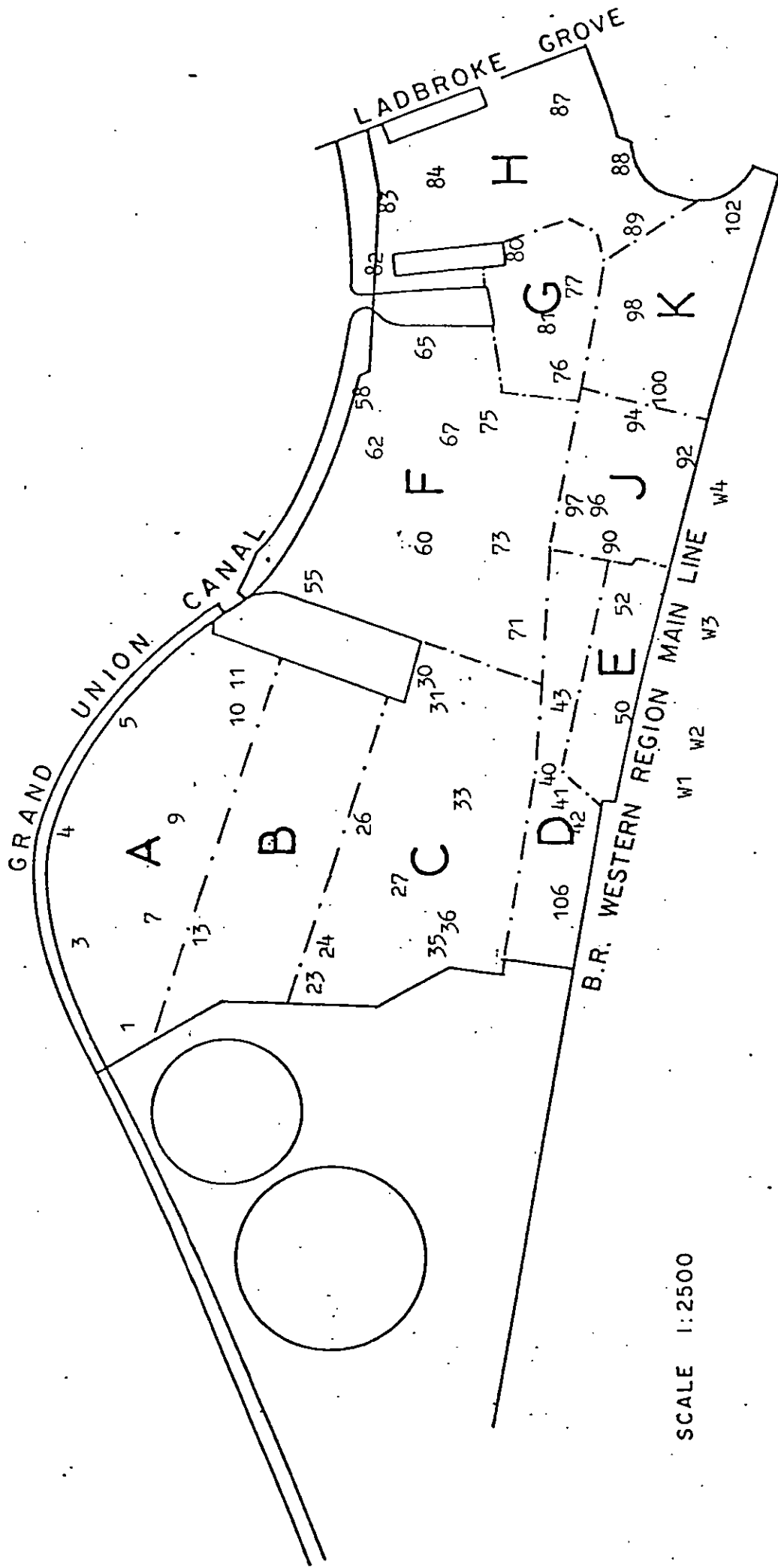
FIG. 2



Gasometers
 Circular (conventional) 1894
 22 sided (waterless) 1936

1. Base Plan traced from O.S. second edition 1:2500 Scale. Surveyed 1891-93 published 1896
2. ■ Denotes 3rd edition additions surveyed 1913 revised 1915
 N.B. Gasometers omitted from 3rd edition
3. ▨ Denotes L.C.C. revised editions, surveyed and published 1935
4. Tar tank had disappeared about 1935 to be replaced by water cooler.

1893 SITE PLAN WITH 1913 AND 1935 AMENDMENTS
 KENSAL GREEN REPORT REF. No. 830900/1
 FIG. 3



SCALE 1:2500

DIVISION OF AREAS OF SIMILAR GROUND CONDITIONS

KENSAL GREEN — REPORT REF. No. 830900

FIG. 1

GROUND
ENGINEERIN
LIMITED

Area F

This area covered the site of a number of miscellaneous buildings.

Soil samples - Trial Pits 55, 58, 60, 62, 65, 67, 71, 73 & 75

Water samples " " 67, 71, 73 & 75.

Electrical conductivity levels were generally lower than in the above areas, showing less contamination by soluble salts.

Sulphides were found in trial pits 55, 71 and 75 but all the samples were alkaline and hence do not present a hazard.

Trial pits 58 and 75 showed complex cyanide contamination. The amounts found in the remaining soil samples were low.

Phenols were not detected in any of the soil samples but traces were found in the water samples.

Toluene extracts of the soils varied from 0.1% to 0.95% but those for the water samples were low.

A few soils samples showed abnormal levels of cadmium and mercury, and the levels of antimony were generally higher than would be found in natural soils. The 2-metre sample from trial pit 58 was found to contain 12 ppm mercury.

A sample of pipe lagging was taken from trial pit 60 and found to be composed of glass fibres.

Gas Testing

<u>Trial Pit</u>	<u>Depth(m)</u>	<u>Methane Level</u>	<u>Carbon Monoxide level</u>
60	1.0	10ppm	5ppm
67	0.6	10ppm	-

It is probable that a pocket of coal gas was encountered in trial pit 60, giving readings for carbon monoxide as well as methane.

Conclusions

This area would be suitable for light industrial purposes if proper precautions are taken. Pipework containing trapped coal gas may be encountered during excavation work.

The coal tar contents of the soil samples were very variable and site workers must wear protective clothing.

Area G

Soil samples were taken from trial pits 80 and 81 and water samples from 76, 77 and 81.

The area was found to contain concrete, brick, sand gravel, PFA and some carbonaceous matter.

All soil and water samples were alkaline, and the water samples in particular had high electrical conductivity values. Sulphides were found to be absent, and apart from the 0.3 metre sample from trial pit 80, total cyanides were low.

Traces of phenols were found in pits 80 and 81 but coal tar was found only in trial pit 80.

The water samples contained levels of boron which would be toxic to plant life. PFA which has been applied to this area can contain up to 250ppm Boron, and is almost certainly responsible for the elevated levels in the ground water.

Metallic contamination was slight.

An additional soil sample was taken by Ground Engineering from trial pit 76 at 2.8 metres. The sample consisted of broken bricks, stones, etc., badly contaminated with coal tar, rich in naphthalene.

Memorandum

DATE: July 23, 1998

TO: Director of Planning
FAO Roy Thompson

FROM: Director of Environmental Health
Keith Mehaffy-extension 5702.

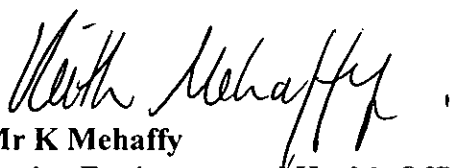
RE: Planning reference TP98/1187
J Sainsbury Store Canal Way London W10

Thank you for your memo dated 6th July 1998 enclosing details of the above application, regarding the extension of the above supermarket. I have now had the opportunity of visiting site and assessing the works proposed in the application.

I have no observations to make in regard to the Noise and Nuisance aspects of the application as the store is isolated from residential property and there will be no major changes to existing plant and machinery.

I understand from my discussions with colleagues that the premises is built on contaminated land. The excavated soil under the car park, which forms part of the extension will need to be removed and treated by a specialist company and I consider that this should be addressed if you are minded to grant permission.

I shall pass this application on to a colleague, Mr Eccles, who will respond on this matter. Please do not hesitate to contact me on the above extension should you wish to discuss this matter further.



Mr K Mehaffy
Senior Environmental Health Officer
Noise and Nuisance Team

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

(f) for development defined as "major" development.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd Floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11, and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11. Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation, at the Town Hall, (Department 705) within 21 days of the date of this notice.

SCHEDULE

Reference: TP/98/1187/RT

Date: 03/07/98

J. SAINSBURY STORE, LADBROKE GROVE, W.10

Proposed extension and improvements to existing store

APPLICANT Sainsbury's Supermarkets Ltd

*On Boundary railings,
behind busstop 2798*



✓/AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address SAINSBURY'S LAOBROKE GROVE	Appl. No. 98/1187/RT	L.B.	C.A.	N C S
Description Extension and elevational alteration	Code			

The existing building is of an unexceptional appearance and could benefit from enhancement. This site is becoming increasingly important as the area is regenerated and more use is made of the canal - public access, moorings etc. In this regard the building is an important one visually as well as in terms of its possible contribution to the use of the canal side.

I am thus concerned at the manner in which the building tends to turn its back on the canal and turn towards the car park. I would like the opportunity to suggest to the architect a scheme which provides a face ad hoc along the canal - which the current scheme does not. I have no objection to the principle of an

Generally the design approach here appears acceptable and is an improvement on elements of the existing building. Any comprehensive scheme to re-clad or re-design elements of the building would be welcomed.

Site visit requested to fully appraise the proposal.

- enclosed is the kerol ground base plan

GP (29/7/98)

Maybe a letter (possibly from MP) detailing the enhancements we have investigated as well as inspiring locally and our desire to further improve the stretch of canal-side. This building is central to this strategy and would greatly welcome a comprehensive scheme of improvement.



RBK&C TRANSPORTATION COMMENTS

T.P. Number: 96 / 1187	Address: J. SAINSBURY STORE, LADBROKE GROVE W10	Date of obs. 13/7/98				
Development: EXTENSION AND IMPROVEMENTS TO EXISTING SAINSBURY STORE		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Obj.</td> <td style="width: 50%;">No obj.</td> </tr> <tr> <td></td> <td style="text-align: center;">✓</td> </tr> </table>	Obj.	No obj.		✓
Obj.	No obj.					
	✓					
File Number: TM	Obs. INITIAL /FULL	Transportation officer: BILL MUNT				
		D.C. officer: RT				

Other Information:

Comments:

The following comments should be read in conjunction with the comments made concerning the outline planning application from Inner City Enterprises / Parbody Trust, British Gas for 5,303 m² B1 at B2 use and 284 residential units on part of the former Kewland Green Gasworks.

There is no objection to this proposal although there are a number of changes that Transportation would wish to discuss with the developer. These relate to:

- the location of the bus stands/stops which ~~the Council~~ ^{we} would like to see closer to the gasworks site. LT Bus Planning would need to be involved in any discussions
- the need for an improvement to the junction of Canal Way with Ladbrooke Grove. The junction serves both the Sainsbury store and the former gasworks

TRANSPORTATION COMMENTS - continuation sheet.

and should be funded through an agreement between the two developers

- more direct pedestrian routes from the Kewal Gas Works housing site to the stores and the bus stands / stops.

A number of comments follow on the Transportation report by Beltridge, Turner & Partners on behalf of the developer.

Paragraph N2

- 1.2 A 25% increase in sales area is proposed
- 1.5 This request was made at January meeting.
- 2.6 Very comprehensive car parking survey carried out
- 2.8 Max. demand in car park at 2.30 Friday - 339 out of 456 (74% capacity) spaces
12.00 Saturday - 357 out of (78% capacity) 456 spaces
- 2.13 Table 2.2 First row should be < 15 minutes.
- 2.15 Table 2.3 Nearly 90% of visits < 1hr 15 minutes
- 2.16 Cumulative frequency analysis not that much use
→ 2.21
- 2.22 Part Home Parking Assessment. I agree with the conclusion that a parking policy that limits the duration of stay could be introduced w/o prejudicing the ~~car~~ service available to
→ 2.28



customers. However the benefits in respect of capacity released at peak periods would not be as great as estimated, (vehicles parked over 2 hours would still visit, but park less than 2 hours)

2.29
→ 2.35

Traffic Attractions. I wouldn't query the calculations concerning the existing performance of the roundabout, but not assumption (in 2.33) that Kewal Gas works development will fund traffic light scheme. The cost of the scheme should be funded by both developers, the proportion to be agreed between them.

3.0

Development proposal. The reduction in disabled bays appears acceptable. Later work suggests that reduction in car parking spaces acceptable.

4.0

Traffic Impact of Proposed Store Extension
No London stores included. Because there is so much variation in Table 3.2 it would be better to consider a range for the increase in customer numbers — 5% → 10% seems reasonable for a 25% increase in floor space.

4.6 →
4.8

with this growth the projected demand is still below the proposed 446 capacity

4.9 of the car park
 Agree.

4.10 Projected Traffic Attractions

→ 4.20 The calculations should be modified to demonstrate effects of 5-10% growth in customers.

In 4.13 it is not correct to account for potential pass-by traffic that would divert. Those diverting would already have done so to the existing store. Table 4.2 needs amending.

The increases in demand needs to be looked at together with increases in demand caused by Karent Gas works scheme — 4.18 → 4.20 are inappropriate statements

5 SITE ACCESSIBILITY

The issue of bus services needs looking at with LT Buses; Location of bus stands is important also.

No comment on remainder of section. Details of cycle stands and pedestrian routes will need to be discussed.

Relocation of 'Mobility' bus stop welcomed
 Parking standard for disabled parking spaces accepted, as is 'Parent with child' parking.



orig AO Ach ✓ CT
16.7.98
(RT)

Mr M J French
Planning Dept
Town Hall
Hornton Street
London W8

Flat 1
72 Ladbroke Grove
London
W11 2HF

RECEIVED BY PLANNING SERVICE					
EX	HDC	C	S	ENV	TAC
DIR					ACK
15 JUL 1998					
APPEALS	IO	REC	PLN	CON	RES
			DES		

w.e.f. 14 July 98:
2nd Floor
33 Elgin Crescent
London W11 2JD

11 July 98

Dear Mr French,

Re: TP/98/1187: Proposed Sainsbury's Extension

I am writing to object most strongly to yet another extension by Sainsbury's at the Ladbroke Grove site since its original opening.

The objection is on the grounds of: INCREASED TRAFFIC INTO THE AREA.

Having noted in the report which accompanies their application, they *estimate* an increase of 18 cars an hour. I therefore urge the Planning Committee to take into consideration:

- 18 cars an hour actually means an extra 36 cars trundling up and down Ladbroke Grove as shoppers make their return journeys.
- 36 cars an hour translates into OVER 500 EXTRA CAR JOURNEYS DAILY up and down Ladbroke Grove - based on Sainsbury's opening mid-week opening hours of 8am to 10pm.
- The estimated figure of 18 is presumably an average: at peak times when traffic on Ladbroke Grove is already increasingly congested and much heavier than in the past, the number of shopper car journeys will be even greater - ADDING SIGNIFICANTLY TO THE WEIGHT OF TRAFFIC IN THE AREA.
- The figure Sainsbury's use is ONLY AN ESTIMATE. In reality the amount of traffic generated could be well above this - surely a gamble not worth taking.
- There will also be an increase in number of their LARGE, NOISY, HEAVY DELIVERY VEHICLES - also adding to the volume of traffic and bringing with them their own impact: As a resident on Ladbroke Grove I can personally testify to the impact of both their NOISE AND WEIGHT -

the heavy vehicles actually cause buildings to shake as they move past. More of these is totally unacceptable.

- Late shopping and all night shopping will be encouraged by Sainsbury's proposed addition of a restaurant meaning INCREASED TRAFFIC AT UNSOCIABLE HOURS FOR LOCAL RESIDENTS.
- Because of issues such as these, INCLUDING POLLUTION, which encourage people to travel in cars, 'out of town' developments are now looked on unfavourably by governments both past and present. I urge the Council to do likewise.

Although objecting mainly on the grounds of the impact of increased traffic I would also like the committee to note:

- the likelihood of more trade being lost from local shops and market traders. The committee will be well aware of the crisis amongst Portobello's fresh food stalls - many have ceased trading with their pitches now being designated for non-food sales. And with the establishment of a restaurant at Sainsbury's, local eateries may also begin to be affected as well.

It appears to me that Sainsbury's are trying to take too big a piece of the cake. The one they already have is more than enough to feed their profits.

I strongly urge the Planning Committee to resist the proposal on the grounds stated.

Yours sincerely,



C. Ingham (FRSA)

Our ref Ps.000/00/DJT/rh/4522
Your ref DPS/DCN/RT/TP/98/1187
Date 09 July 1998



CrossRail Team
London Underground Limited
30 The South Colonnade
Canary Wharf
London E14 5EU
Telephone 0171 308 4400
Fax 0171 308 4680

Planning and Conservation
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	14DC	N	C	SY	SE	EN	AO ACK
(67)		14 JUL 1998					
APPEALS	IO	REC	AND	CON	PLN	DES	RES

Dear Sirs

**RE: J SAINSBURY STORE, LADBROKE GROVE W10
REF DPS/DCN/RT/TP/98/1187**

Thank you for your letter dated 6 July 1998 which requests the comments of the CrossRail Project office on the above mentioned application.

The application submitted for consultation has been considered and the CrossRail project office does not wish to make any comments.

Yours faithfully,

David Taylor
Infrastructure Manager

cc: file/property file

(RT)

Book in
 ✓
 3/9/98.

FAO: Ms C Travers
 Director of Planning Services
 Royal Borough of Kensington & Chelsea
 The Town Hall
 Hornton Street
 London
 W8 7NX

MVM Planning Limited
 Ropemaker Court
 12 Lower Park Row
 Bristol BS1 5BN
 Tel: 0117 925 4393
 Fax: 0117 925 4239
 Email: mail@mvmplanning.co.uk

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 9 JUL 1998 (66)							
APPEALS	IO	REQ	APP	PLN	DES	CON	FEE

Your Ref:

Date: 1 July 1998

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
J SAINSBURY STORE, LADBROKE GROVE
PROPOSED EXTENSION AND IMPROVEMENTS TO EXISTING STORE -
REF: TP/98/1187

Further to our telephone conversation (Coles/Travers) on 1 July 1998, please find enclosed an additional two sets of the application drawings in connection with the above.

Yours faithfully

Simon Coles

Simon Coles
Senior Planner
 for and on behalf of
MVM PLANNING LTD

TP981187

enc



FILE

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services



KENSINGTON
AND CHELSEA

Environmental Health Dept.,
37 Pembroke Road,
London, W8

Switchboard: 0171-937 5464

Direct Line: 0171-361 3266

Facsimile: 0171-361 3463

Date: 06/07/98

My reference:

Your reference:

Please ask for:

DPS/DCN/RT/TP/98/1187

Dear Sir (Madam),

TOWN AND COUNTRY PLANNING ACT, 1990

J. SAINSBURY STORE, LADBROKE GROVE,
W.10

I enclose a copy of an application (with relevant drawings) and should be pleased to receive your observations on these proposals in due course.

It is hoped to present this application to the Town Planning Committee prior to 18/08/98 .

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

FILE

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

Rupert Howe, Consultation Manager,
CrossRail Project Team,
30 The South Colonnade,
Canary Wharf,
London E14 5EU

Switchboard: 0171-937 5464

Direct Line: 0171-361 3266

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Environmental Health Dept.,
37 Pembroke Road,
London, W8

Switchboard: 0171-937 5464

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Your reference:

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BOROUGH OF



KENSINGTON
AND CHELSEA

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS
Director of Planning Services

The Project Property Manager,
CrossRail Project Team,
Telstar House, Eastbourne Terrace,
London, W2 6LG

Switchboard: 0171-937 5464
Direct Line: 0171-361 3266
Facsimile: 0171-361 3463

Date: 01/07/98

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THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

Commercial Manager,
British Waterways, Brindley House,
Corner Hall, Lawn Lane, Hemel
Hempstead, Hertfordshire, HP3 9YT

Switchboard: 0171-937 5464

Direct Line: 0171-361 3266

Facsimile: 0171-361 3463

Date: 01/07/98

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M.J. FRENCH

Executive Director, Planning and Conservation

TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 21 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 21 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.00 a.m. and 4.45 p.m., Mondays to Thursdays and 9.00am to 4.15pm Fridays.

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Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

- Please note:**
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05;001H03;043H0JTP/97/2707

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User:<CHERYL> Single document: REGISTER

03 Template:<PRSAD6> Printlist:<006> Copies:<01> Date:<19/12/97> Time:<15:54>
User:<GT > Single document: REGISTER

04 Template:<SITAD6> Printlist:<005> Copies:<02> Date:<19/12/97> Time:<15:55>
User:<GT > Single document: REGISTER

05 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:42>
User:<CARMEL> Consultation to FILE COPY

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J

06 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:43>
User:<CARMEL> Consultation to FLAT 1 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

07 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:43>
User:<CARMEL> Consultation to FLAT 2 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

User:<CARMEL> Consultation to FLAT 3 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J-----

09 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:44>
User:<CARMEL> Consultation to FLAT 4 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

10 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:45>
User:<CARMEL> Consultation to FLAT 5 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

11 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:45>
User:<CARMEL> Consultation to FLAT 6 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J-----

12 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:46>
User:<CARMEL> Consultation to FLAT 7 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

13 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:46>
User:<CARMEL> Consultation to FLAT 8 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

14 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:47>
User:<CARMEL> Consultation to FLAT 9 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J-----

15 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:47>
User:<CARMEL> Consultation to FLAT 10 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

16 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:47>
User:<CARMEL> Consultation to FLAT 11 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

17 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:48>
User:<CARMEL> Consultation to FLAT 12 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J-----

18 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:48>
User:<CARMEL> Consultation to FLAT 13 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

19 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:49>
User:<CARMEL> Consultation to FLAT 14 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

20 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:49>
User:<CARMEL> Consultation to FLAT 15 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J-----

USER: <CARMEL> Consultation to FLAT 10 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

22 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:50>
User:<CARMEL> Consultation to FLAT 17 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

23 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:51>
User:<CARMEL> Consultation to FLAT 18 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

24 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:51>
User:<CARMEL> Consultation to FLAT 19 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

25 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:51>
User:<CARMEL> Consultation to FLAT 20 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

26 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:52>
User:<CARMEL> Consultation to FLAT 21 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

27 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:52>
User:<CARMEL> Consultation to FLAT 22 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

28 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:53>
User:<CARMEL> Consultation to FLAT 23 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

29 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:53>
User:<CARMEL> Consultation to FLAT 24 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

30 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:54>
User:<CARMEL> Consultation to FLAT 25 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

31 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:54>
User:<CARMEL> Consultation to FLAT 26 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

32 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:54>
User:<CARMEL> Consultation to FLAT 27 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

33 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:55>
User:<CARMEL> Consultation to FLAT 28 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

34 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:55>

35 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:56>
User:<CARMEL> Consultation to FLAT 30 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J-----

36 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:56>
User:<CARMEL> Consultation to FLAT 31 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

37 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:57>
User:<CARMEL> Consultation to FLAT 32 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

38 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:57>
User:<CARMEL> Consultation to FLAT 33 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J-----

39 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:58>
User:<CARMEL> Consultation to FLAT 34 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

40 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:58>
User:<CARMEL> Consultation to FLAT 35 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

41 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:58>
User:<CARMEL> Consultation to FLAT 36 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J-----

42 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:59>
User:<CARMEL> Consultation to FLAT 37 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

43 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<12:59>
User:<CARMEL> Consultation to FLAT 38 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

44 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:00>
User:<CARMEL> Consultation to FLAT 39 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J-----

45 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:00>
User:<CARMEL> Consultation to FLAT 40 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

46 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:01>
User:<CARMEL> Consultation to FLAT 41 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

47 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:01>
User:<CARMEL> Consultation to FLAT 42 KENSAL HOUSE

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J-----

48 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:02>
User:<CARMEL> Consultation to FLAT 43 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

49 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:02>
User:<CARMEL> Consultation to FLAT 44 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

50 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:03>
User:<CARMEL> Consultation to FLAT 45 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J-----

51 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:03>
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LADBROKE GROVE
LONDON W10

52 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:04>
User:<CARMEL> Consultation to FLAT 47 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

53 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:04>
User:<CARMEL> Consultation to FLAT 48 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J-----

54 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:05>
User:<CARMEL> Consultation to FLAT 49 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

55 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:05>
User:<CARMEL> Consultation to FLAT 50 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

56 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:05>
User:<CARMEL> Consultation to FLAT 51 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J-----

57 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:06>
User:<CARMEL> Consultation to FLAT 52 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

58 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:06>
User:<CARMEL> Consultation to FLAT 53 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

59 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:07>
User:<CARMEL> Consultation to FLAT 54 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J-----

60 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:07>
User:<CARMEL> Consultation to FLAT 55 KENSAL HOUSE

61 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:08>
User:<CARMEL> Consultation to FLAT 56 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

62 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:08>
User:<CARMEL> Consultation to FLAT 57 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

63 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:09>
User:<CARMEL> Consultation to FLAT 57 8ENSAL HOUSE
LADBROKE GROVE
LONDON W10

64 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:09>
User:<CARMEL> Consultation to FLAT 59 8ENSAL HOUSE
LADBROKE GROVE
LONDON W10

65 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:10>
User:<CARMEL> Consultation to FLAT 60 8ENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

66 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:10>
User:<CARMEL> Consultation to FLAT 61 8ENSAL HOUSE
LADBROKE GROVE
LONDON W10

67 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:11>
User:<CARMEL> Consultation to FLAT 62 8ENSAL HOUSE
LADBROKE GROVE
LONDON W10

68 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:11>
User:<CARMEL> Consultation to FLAT 63 8ENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

69 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:12>
User:<CARMEL> Consultation to FLAT 64 8ENSAL HOUSE
LADBROKE GROVE
LONDON W10

70 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:12>
User:<CARMEL> Consultation to FLAT 58 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

71 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:13>
User:<CARMEL> Consultation to FLAT 59 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

72 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:13>
User:<CARMEL> Consultation to FLAT 60 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

73 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:14>
User:<CARMEL> Consultation to FLAT 61 KENSAL HOUSE
LADBROKE GROVE

74 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:14>
User:<CARMEL> Consultation to FLAT 62 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

75 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:15>
User:<CARMEL> Consultation to FLAT 63 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

76 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:15>
User:<CARMEL> Consultation to FLAT 64 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

77 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:16>
User:<CARMEL> Consultation to FLAT 65 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

78 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:16>
User:<CARMEL> Consultation to FLAT 66 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

79 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:17>
User:<CARMEL> Consultation to FLAT 67 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

80 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:17>
User:<CARMEL> Consultation to FLAT 68 KENSAL HOUSE
LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

81 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:18>
User:<CARMEL> Consultation to THE DAY NURSERY ✓
CANAL WAY
LADBROKE GROVE LONDON W10

82 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:18>
User:<CARMEL> Consultation to THE SHOP ✓
322 LADBROKE GROVE
LONDON W10

83 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:19>
User:<CARMEL> Consultation to THE UPPER OFFICE ✓
322 LADBROKE GROVE
LONDON W10

21:001H0JAppend, Resend, Next or Quit ?

03:001HResend 004:001H0J

84 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:19>
User:<CARMEL> Consultation to THE SHOP ✓
324 LADBROKE GROVE
LONDON W10

85 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:20>
User:<CARMEL> Consultation to THE STORE ✓
324 LADBROKE GROVE
LONDON W10

86 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:20>
User:<CARMEL> Consultation to THE STORE ✓
326 LADBROKE GROVE
LONDON W10

87 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:21>
User:<CARMEL> Consultation to THE SHOP
326 LADBROKE GROVE ✓
LONDON W10

88 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:21>
User:<CARMEL> Consultation to THE SHOP
328 LADBROKE GROVE ✓
LONDON W10

89 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:22>
User:<CARMEL> Consultation to THE STORE
328 LADBROKE GROVE ✓
LONDON W10

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J

90 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:22>
User:<CARMEL> Consultation to THE SHOP
330 LADBROKE GROVE ✓
LONDON W10

91 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:23>
User:<CARMEL> Consultation to THE FLAT
330 LADBROKE GROVE ✓
LONDON W10

92 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:24>
User:<CARMEL> Consultation to THE OFFICE
332 LADBROKE GROVE ✓
LONDON W10

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J

93 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:24>
User:<CARMEL> Consultation to THE OFFICE
332A LADBROKE GROVE ✓
LONDON W10

94 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:25>
User:<CARMEL> Consultation to THE OFFICE
332B LADBROKE GROVE ✓
LONDON W10

95 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:25>
User:<CARMEL> Consultation to THE OFFICE
334 LADBROKE GROVE ✓
LONDON W10

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J

96 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:26>
User:<CARMEL> Consultation to THE OFFICE
336 LADBROKE GROVE ✓
LONDON W10

97 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:26>
User:<CARMEL> Consultation to THE OFFICE
336A LADBROKE GROVE ✓
LONDON W10

98 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:27>
User:<CARMEL> Consultation to THE OFFICE
336B LADBROKE GROVE ✓
LONDON W10

21;001H0JAppend, Resend, Next or Quit ?

03;001HResend 004;001H0J

99 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:27>
User:<CARMEL> Consultation to THE OFFICE
338 LADBROKE GROVE ✓
LONDON W10

User:<CARMEL> CONSULTATION TO CANALSIDE HOUSE
383 LADBROKE GROVE ✓
LONDON W10

01 Template:<NCTEXT> Printlist:<002> Copies:<01> Date:<07/01/98> Time:<13:29>
User: CARMEL> Consultation to THE PUBLIC HOUSE ✓
337 KENSAL ROAD
LONDON W10

21:001H0J Append, Resend, Next or Quit ?

03:001H Resend 004:001H0J

LRDREC : Value = 3 Code = 17

VDIARY : Value = 1 Code = 3

VDD3 : Value = 2 Code = 1

Key <CR> to continue :

RETURNING YOU TO PREVIOUS MENU

>8124:001H7m5m Please wait...0m0m>8124:001H7m5m Please wait...0m0m>817m

03:079H 04:001H 04:079H 05:001H 05:079H 06:001H 06:079H 07:001H 07:079H 08:001H 08
79H 15:00

>81>81

OK, COMO -E

MEMORANDUM

From: EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION

To: FOR FILE USE ONLY

My Ref: TP/98/1187/RT
Room No. 322

Your Ref:
Room No.

P.A.X.No. 3266

Date: 26/06/98

DEVELOPMENT

J. SAINSBURY STORE, LADBROKE GROVE, W.10

Proposed extension and improvements to existing store

Would you please advertise the above development under:-

6. Town and Country Planning (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 ("Major" development)

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

NOTICE OF APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 8

Proposed development at:
J. SAINSBURY STORE, LADBROKE GROVE,
W.10

I give notice that Sainsbury's Supermarkets Ltd
is applying to the ROYAL BOROUGH OF KENSINGTON AND CHELSEA Council
for planning permission for:
Proposed extension and improvements to existing store

Members of the public may inspect copies of:

- * the application
- * the plans
- * and other documents submitted with it

at The Planning Information Office, Room 325, Third Floor, Town Hall,
Kensington High Street, London W8 7NX, between the hours of 9.15am and
4.45pm Mondays to Thursdays and 9.15am to 4.30pm Fridays.

Anyone who wishes to make representations about this application
should write to the Council at The Directorate of Planning Services,
The Town Hall, Hornton Street, London W8 7NX within 21 days of the
date of this notice.

Signed M.J. FRENCH
EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

On Behalf of the ROYAL BOROUGH OF KENSINGTON & CHELSEA Council.

Date: 03/07/98

NOTICE OF APPLICATION FOR PLANNING PERMISSION

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EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

On Behalf of the ROYAL BOROUGH OF KENSINGTON & CHELSEA Council.

Date: 03/07/98

TP SHEET 1 OF 1.
DEVELOPMENT CONTROL
 TECHNICAL INFORMATION

THE ROYAL
 BOROUGH OF



KENSINGTON
 AND CHELSEA

2

ADDRESS T. Sainsbury store
Ladbroke store.

TP981187

- HB Buildings of Architectural or Historic interest
- AMI Area of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non core)
- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St. Paul's From Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- ART IV Restrictions of Permitted Development Rights

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							

within safeguarding directions for proposed Cross Rail.

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	spaces required	
	spaces proposed	

Notes

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	1	of	47	Adverts & History No
	CONVERT AND EXTEND EXISTING BUILDINGS TO FORM WORKS CANTEEN, FOREMANS LOBBY AND CLUBROOM.				CA 78/044 CA 1062 CA 87/177 CA/87/198

Received	Decision & Date	Appeal	Works
26/05/49	Conditional	12/07/49	Completed
Completed			
Revised			

TP No	Brief Description of Proposal	2	of	47	Adverts & History No
	INSTALL NEW VERTICAL RETORT HOUSE COMPLETE WITH COAL AND COKE HANDLING PLANT, EXHAUSTER HOUSE AND LOBBY.				

Received	Decision & Date	Appeal	Works
28/03/50	Unconditional	22/05/50	Completed
Completed			
Revised			

TP No	Brief Description of Proposal	3	of	47	Adverts & History No
	ERECT 2 STOREY ELECTRICITY SUB-STATION.				

Received	Decision & Date	Appeal	Works
15/03/51	Unconditional	06/04/51	Completed
Completed			
Revised			

TP No	Brief Description of Proposal	4	of	47	Adverts & History No
	CONSTRUCT COAL GASIFICATION PLANT WITHIN CONFINES OF NO. 1 RETORT HOUSE.				

Received	Decision & Date	Appeal	Works
03/11/53	Unconditional	01/12/53	Completed
Completed			
Revised			

Any Queries Please ring 0171 937 5464 x 2564

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :
TP Arch/History : 23938 H 694
See Also :Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)
Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	5	of	47	Adverts & History No
	ERECT STEEL FRAMED BRICK PANELLED EXTENSION TO NO. 3 RETORT HOUSE.				

Received 21/11/52	Decision & Date		Appeal	Works
Completd	Unconditional	15/01/53	Lodged	Completed
Revised				

TP No	Brief Description of Proposal	6	of	47	Adverts & History No
	ERECT SINGLE STOREY STEEL FRAMED BRICK CLAD BUILDING WITH CORRUGATED ALUMINIUM ROOF TO HOUSE WATER SOFTENING PLANT.				

Received 19/05/58	Decision & Date		Appeal	Works
Completd	Unconditional	20/06/58	Lodged	Completed
Revised				

TP No	Brief Description of Proposal	7	of	47	Adverts & History No
	ERECT 30" STEEL PIPE OVER CANAL AND TOWPATH ADJ. TO CANAL BRIDGE.				

Received 03/03/64	Decision & Date		Appeal	Works
Completd	Unconditional	04/08/64	Lodged	Completed
Revised				

TP No	Brief Description of Proposal	8	of	47	Adverts & History No
	ERECT GAS PUMPING PLANT HOUSE. PLANNING PERMISSION NOT REQUIRED. WITHDRAWN				

Received 22/08/67	Decision & Date		Appeal	Works
Completd	Withdrawn	13/09/67 L	Lodged	Completed
Revised				

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	9	of	47	Adverts & History No
	BRICK STRUCTURE, CONCRETE FLOOR AND ROOF SLAB, ASPHALT FINISH TO ROOF AS EXTENSION TO EXISTING PUMP HOUSE. PERMITTED DEVELOPMENT. WITHDRAWN				
Received 24/04/68	Decision & Date			Appeal	Works
Completed	Withdrawn	06/05/68	L	Lodged	Completed
Revised					

TP No	Brief Description of Proposal	10	of	47	Adverts & History No
	ERECT 24" DIA. GAS PIPE AND PIPE BRIDGE OVER CANAL TO KENSAL GREEN CEMETERY.				
Received 15/01/70	Decision & Date			Appeal	Works
Completed	Refused	23/11/70		Lodged	Completed
Revised					

TP No	Brief Description of Proposal	11	of	47	Adverts & History No
	ERECT NEW ANTI-FREEZE BOILER HOUSE.				
Received 26/06/70	Decision & Date			Appeal	Works
Completed	Conditional	23/11/70		Lodged	Completed
Revised					

TP No	Brief Description of Proposal	12	of	47	Adverts & History No
	ERECT 24" DIA. GAS PIPE AND PIPE BRIDGE OVER CANAL TO KENSAL GREEN CEMETERY.				
Received 23/07/70	Decision & Date			Appeal	Works
Completed	Refused	23/11/70		Lodged	Completed
Revised					

Any Queries Please ring 0171 937 5464 x 2564

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS
 Comment :
 TP Arch/History : 23938 H 694
 See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)
 Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	13 of 47	Adverts & History No
	ERECT SINGLE STOREY BUILDING FOR USE AS TELEMETERING ROOM.		

Received	Decision & Date	Appeal	Works
25/02/71	Conditional	09/08/71	Completed
Completd			
Revised			

TP No	Brief Description of Proposal	14 of 47	Adverts & History No
	ERECT BUILDINGS ON WESTERN PART TO FORM A GAS CORPORATION DISTRICT DEPOT INCLUDING STORES, WORKSHOPS, STAFF TRAINING CENTRES, VEHICULAR PARKING AREA.		

Received	Decision & Date	Appeal	Works
20/03/74	Conditional	17/01/75	Completed
Completd			
Revised			

TP No	Brief Description of Proposal	15 of 47	Adverts & History No
TP/75/0260	APPROVAL TO DETAIL, TOGETHER WITH THE USE OF 'COLORCOAT' PVC COATED SHEET STEEL FOR CONDITION 1 & 2 IN REFERENCE TO PP DATED 17/1/75.		

Received	Decision & Date	Appeal	Works
29/01/75	Approval of Details	04/07/75 L	Completed
Completd 25/04/75			
Revised			

TP No	Brief Description of Proposal	16 of 47	Adverts & History No
	APPROVAL TO DETAILS OF FACING MATERIALS AT AREA STORES, WORKSHOPS, VEHICULE WASH, TRANSPORT SERVICE CENTRE BUILDINGS, IN REFERENCE TO PP 17/1/75		

Received	Decision & Date	Appeal	Works
	CON A/D	29/07/75 L	Completed
Completd			
Revised			

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal		Adverts & History No
TP/76/0142		17 of 47	

CHANGE OF USE OF PARTS OF DISTRICT DEPOT BUILDING BEING BUILT - TO OFFICES.

Received	Decision & Date	Appeal	Works
04/02/76			
Completed	Conditional	17/05/76	Completed
Revised			

TP No	Brief Description of Proposal		Adverts & History No
TP/78/1326		18 of 47	

ERECTION OF A GAS PUMPING PLANT BUILDING.

Received	Decision & Date	Appeal	Works
04/10/78			
Completed	Conditional	04/12/78	Completed
Revised			

TP No	Brief Description of Proposal		Adverts & History No
TP/79/0442		19 of 47	

ERECTION OF A TEMPORARY STORES BUILDING TO HOUSE GAS DISTRIBUTION MATERIALS.

Received	Decision & Date	Appeal	Works
26/03/79			
Completed	Conditional	31/05/79	Completed
Revised			

TP No	Brief Description of Proposal		Adverts & History No
TP/79/0795		20 of 47	

ERECTION OF A SCREEN WALL ENCLOSING GAS REGULATING EQUIPMENT.

Received	Decision & Date	Appeal	Works
15/06/79			
Completed	Conditional	08/10/79	Completed
Revised			

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :
TP Arch/History : 23938 H 694
See Also :Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)
Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal			Adverts & History No
TP/79/1163		21	of 47	

RETENTION OF A TEMPORARY VEHICULAR ACCESS.

Received	Decision & Date	Appeal	Works
29/08/79	Conditional	Lodged	Completed
Completed			
Revised	LIMITED TO		
		09/01/80	
		31/12/80	

TP No	Brief Description of Proposal			Adverts & History No
TP/80/0400		22	of 47	

ERECTION OF BOUNDARY FENCING AND TEMPORARY GATEHOUSE.

Received	Decision & Date	Appeal	Works
19/03/80	Conditional	Lodged	Completed
Completed			
Revised			
		08/05/80	

TP No	Brief Description of Proposal			Adverts & History No
TP/81/0073		23	of 47	

CHANGE OF USE FROM LABORATORY TO EDUCATION AND TRAINING OF YOUNG PEOPLE.

Received	Decision & Date	Appeal	Works
19/01/81	Conditional	Lodged	Completed
Completed			
Revised			
		10/03/81	

TP No	Brief Description of Proposal			Adverts & History No
TP/82/0635		24	of 47	

DEV. IND AND WAREHOUSE USES CLASSES III, IV & X T&CP (USE CLASSES) ORDER 1972 BY ERECTION OF PART 1 & 2 STOREY BUILDINGS AND ACCESS ROADS & PARKING & SERVICING AREAS AND USE OF PART OF THE SITE AND CANAL BASIN NO. 1 AS A CANOE CLUB.

Received	Decision & Date	Appeal	Works
30/04/82	Conditional	Lodged	Completed
Completed			
Revised			
		14/07/83	

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	25 of 47	Adverts & History No
TP/82/1743	T&CP GENERAL REGULATIONS 1976 REG. 4. THE ERECTION OF A PREFABRICATED BUILDING FOR USE AS A CANOE CLUB HOUSE AND STORAGE/WORKSHOP PREMISES ADJACENT TO DOCK NO. 1.		

Received	Decision & Date	Appeal	Works
Completed		Lodged	Completed
Revised	DEEMED P.P.	21/02/83	

TP No	Brief Description of Proposal	26 of 47	Adverts & History No
TP/83/1682	ERECTION OF A CLASS I RETAIL STORE AND A CLASS I RETAIL UNIT (TOGETHER PROVIDING A GROSS FLOOR AREA OF 6,145 SQ. M.), TOGETHER WITH ASSOCIATED CAR PARKING SPACE AND SERVICING YARD, A PETROL FILLING STATION, AND ROAD ACCESS TO LAND AT THE REAR (PRIME ENTRY - CARD BLANK)		

Received	Decision & Date	Appeal	Works
Completed		Lodged	Completed
Revised		Y	

TP No	Brief Description of Proposal	27 of 47	Adverts & History No
TP/84/0248	CARRYING OUT OF DEVELOPMENT NAMELY THE ERECTION OF A CANOE CLUB WITH FACILITIES FOR THE DISABLED		

Received	Decision & Date	Appeal	Works
Completed		Lodged	Completed
Revised	DEEMED P.P.	28/03/84	

TP No	Brief Description of Proposal	28 of 47	Adverts & History No
TP/85/0087	ERECTION OF A CLASS I RETAIL STORE AND A CLASS I RETAIL UNIT (TOGETHER PROVIDING A GROSS FLOOR AREA OF 6,145 SQ.M.), TOGETHER WITH ASSOCIATED CAR PARKING SPACE AND SERVICING YARD, A PETROL FILLING STATION, AND ROAD ACCESS TO LAND AT THE REAR		

Received	Decision & Date	Appeal	Works
Completed		Lodged	Completed
Revised	OUTLINE P.P.	25/06/85	

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	29	of	47	Adverts & History No
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CONVERSION OF AN EXISTING STORE TO A NEW SPORTS FACILITY FOR SNOOKER AND TABLE TENNIS, FOR EMPLOYEES STATIONED ON THE ABOVE MENTIONED SITE
NO OBJECTION RAISED.

Received	Decision & Date	Appeal	Works
12/06/85			
Completed 13/06/85	Conditional	30/07/85	Lodged
Revised			Completed

TP No	Brief Description of Proposal	30	of	47	Adverts & History No
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T&CPA 1971 SECTION 52 AGREEMENT: J SAINSBURY HAVE UNDERTAKEN TO PAY A CONTRIBUTION OF £500,000 TOWARDS THE LADBROKE GROVE/ HARROW ROAD WORKS IMMEDIATELY THE PLANNING PERMISSION IS GRANTED.

Received	Decision & Date	Appeal	Works
Completed			
Revised	SEC.52	24/06/85	Lodged
			Completed

TP No	Brief Description of Proposal	31	of	47	Adverts & History No
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APPROVAL OF DETAILS WHICH YOU HAVE SUBMITTED PURSUANT IN RELATION WITH CONDITIONS (1), (2), (3) AND (9) OF THE PLANNING PERMISSION 25.06.85 (TP/85/0087)

Received	Decision & Date	Appeal	Works
23/07/86			
Completed 30/07/86	Approval of Details	17/12/86	Lodged
Revised 25/09/86			Completed

TP No	Brief Description of Proposal	32	of	47	Adverts & History No
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ERECTION 15,790 SQ.M. CLASS B1 BUSINESS UNITS OF WHICH UP TO 930 SQ.M. MAY ALTERNATIVELY BE USED FOR RESIDENTIAL ACCOMM., 2790 SQ.M. OF CLASS B1(C)/B2 MANAGED WORKSHOPS; 1,860 SQ.M. OF RESTRICTED CLASS B1(C)/B2 INDUSTRIAL UNITS; 930 SQ.M. OF CLASSES A1/A2/A3 UNITS ETC....

Received	Decision & Date	Appeal	Works
16/01/89			
Completed 13/02/89	Withdrawn	27/07/92	Lodged
Revised 02/03/90	(BY APP)		Completed

Any Queries Please ring 0171 937 5464 x 2564

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	33 of 47	Adverts & History No
TP/89/0268	ERECTOR OF NEW BUILDINGS AND ASSOCIATED PARKING, TURNING AND LANDSCAPED AREAS TO PROVIDE 205,015 SQ. FT. FOR B1 (BUSINESS), A1 (RETAIL) AND A3 (RESTAURANT) USES. ALSO OPTION TO ALLOW SOME RESIDENTIAL USE. (DUPLICATE APPLICATION)		
Received 16/01/89	Decision & Date	Appeal	Works
Completed 13/02/89	Withdrawn	Lodged	Completed
Revised	(BY APP)	27/07/92	

TP No	Brief Description of Proposal	34 of 47	Adverts & History No
TP/90/1597	PROVISION OF REPLACEMENT DEPOT BUILDING (OFFICES AND STORES) TOGETHER WITH VEHICLE SERVICE CENTRE - NO CHANGE OF USE INVOLVED. (PRIME ENTRY ABOVE) (CARD ENTRY BLANK) WITHDRAWN BY APPLICANT.		
Received 04/09/90	Decision & Date	Appeal	Works
Completed 11/09/90	Withdrawn	Lodged	Completed
Revised		20/05/92	

TP No	Brief Description of Proposal	35 of 47	Adverts & History No
TP/90/2160	EXTENSION OF EXISTING BUS STAND		
Received 10/12/90	Decision & Date	Appeal	Works
Completed 18/12/90	Conditional	Lodged	Completed
Revised		26/02/91	

TP No	Brief Description of Proposal	36 of 47	Adverts & History No
TP/91/0060	SINGLE STOREY EXTENSION IN CONNECTION WITH RETAIL USE. WITHDRAWN BY APPLICANT		
Received 02/01/91	Decision & Date	Appeal	Works
Completed 09/01/91	Withdrawn	Lodged	Completed
Revised		20/12/91	

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :
TP Arch/History : 23938 H 694
See Also :Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)
Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	37	of	47	Adverts & History No
TP/91/0446	ERECTOR OF A GROUND FLOOR EXTENSION TO SALES AND LOBBY AREAS FOR RETAIL USE TO EXISTING J.SAINSBURY STORE. WITHDRAWN BY APPLICANT				

Received	Decision & Date	Appeal	Works
19/03/91	Withdrawn	Lodged	Completed
Completed 25/03/91	20/12/91		
Revised			

TP No	Brief Description of Proposal	38	of	47	Adverts & History No
TP/92/0047	ERECTOR OF A TWO STOREY EXTENSION INCORPORATING SALES AREA AND ENTRANCE LOBBY ON THE GROUND FLOOR AND BULK STOCK STORAGE AREA ON THE FIRST FLOOR TOGETHER WITH IMPROVED LANDSCAPING				

Received	Decision & Date	Appeal	Works
23/12/91	Conditional	Lodged	Completed
Completed 14/01/92	03/02/93		
Revised 19/02/92			

TP No	Brief Description of Proposal	39	of	47	Adverts & History No
TP/92/1444	CONSTRUCTION OF A 4 STOREY BUILDING COMPRISING 16 FLATS (14 X 1 BED; INCLUDING 4 WHEELCHAIR ACCESS) & 2 X 2 BED UNITS) A 2 STOREY OUTDOOR EDUCATION & WATERSPORTS CENTRE WITH ANCILLARY CAFE, NEW BOAT STORE IN OUTDOOR ACTIVITY AREA & CAR PARKING.SUPERSEDED. SEE (REISSUED FOR) 383 LADBROKE GR.				

Received	Decision & Date	Appeal	Works
01/09/92	Conditional	Lodged	Completed
Completed 03/09/92	23/03/94		
Revised 11/08/93	SUPERSEDED		

TP No	Brief Description of Proposal	40	of	47	Adverts & History No
TP/93/1528	ERECTOR OF DRAUGHT SCREENS TO PETROL STATION KIOSK				

Received	Decision & Date	Appeal	Works
08/09/93	Conditional	Lodged	Completed
Completed 13/09/93	24/11/93		
Revised 08/10/93			

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal		Adverts & History No
TP/92/1444	41 of 47		
CONSTRUCTION OF A FOUR STOREY BUILDING COMPRISING 16 FLATS (14 X 1 BEDROOM (INCLUDING 4 WHEEL CHAIR ACCESS) AND 2 X 2 BED UNITS), A TWO STOREY OUTDOOR EDUCATION AND WATERSPORTS CENTRE , INCLUDING AN ANCILLARY CAFE, A NEW BOAT STORE IN OUTDOOR ACTIVITY AREA AND CARPARKING.// CONTINUES			
Received 01/09/92	Decision & Date	Appeal	Works
Completd 02/09/92		Lodged	Completed
Revised 11/08/92			
TP No TP/92/1444	Brief Description of Proposal	42 of 47	Adverts & History No
THIS PP SUPERSEDES CONSENT DATED 23.3.94 ISSUED FOR "KENSAL GREEN GAS WORKS "			
Received	Decision & Date	Appeal	Works
Completd	Conditional	17/06/94	Lodged
Revised			Completed
TP No TP/92/1444	Brief Description of Proposal	43 of 47	Adverts & History No
CONSTRUCTION OF A FOUR STOREY BUILDING COMPRISING 16 FLATS (14 X 1 (INCLUDING 4 WHEEL CHAIR ACCESS) AND 2 X 2 BEDROOM UNITS) A TWO STOREY OUTDOOR EDUCATION & WATERSPORTS CENTRE, WITH ANCILLARY CAFE, A BOAT STORE IN OUTDOOR ACTIVITY AREA AND CAR PARK. SUPERSEDES PP 17/6/94 ISSUED FOR NO.383			
Received 01/09/92	Decision & Date	Appeal	Works
Completd 03/09/92	Conditional	16/09/94	Lodged
Revised 11/08/93			Completed
			08/11/95
TP No RN/95/0513	Brief Description of Proposal	44 of 47	Adverts & History No
LONDON BUILDING ACTS (AMENDMENT) ACT 1939 PART 11. NEW RESINTIAL/LEISURE DEVELOPMENT IN CANAL CLOSE SHALL BE KNOWN & DESCRIBED AS BOATHOUSE CENTRE.			
Received	Decision & Date	Appeal	Works
Completd	Renumbering	19/07/95	Lodged
Revised			Completed

Any Queries Please ring 0171 937 5464 x 2564

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :

TP Arch/History : 23938 H 694

See Also :

Xref : SEE ALSO "CANAL WAY". (SN 1.4.88)

Notes : BOATHOUSE CENTRE: CANAL CLOSE.

TP No	Brief Description of Proposal	45 of 47	Adverts & History No
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SECTION 52 AGREEMENT IN RELATION TO THE PROVISION OF :-

- 1) A CANOE CLUB
- 2) ACCESS ROAD
- 3) STEEL FENCING.

Received	Decision & Date	Appeal	Works
Completed	Renumbering	26/05/83	Lodged
Revised			Completed

TP No	TP/92/1444	Brief Description of Proposal	46 of 47	Adverts & History No
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IN MY OPINION THE USE OF THE FIRST FLOOR CAFE AS A TRAINING AREA WILL NOT REQUIRE A GRANT OF PP SINCE BOTH USES ARE ANCILLARY TO THE USE OF THE PREMISES AS AN OUTDOOR EDUCATION AND WATERSPORTS CENTRE.

Received	Decision & Date	Appeal	Works
Completed		15/09/97 L	Lodged
Revised			Completed

TP No	TP/98/1187	Brief Description of Proposal	47 of 47	Adverts & History No
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Received	Decision & Date	Appeal	Works
Completed			Lodged
Revised			Completed

2 CANAL WAY

Property Card N° : 1235 002 00

Sitename : SEE ALSO KENSAL GREEN GASWORKS SITE FOR REDEVELOPMENT

Comment :
TP Arch/History :
See Also :Xref :
Notes :

TP No	Brief Description of Proposal	1	of	3	Adverts & History No
TP/94/2060	ERECTION OF A SINGLE STOREY EXTENSION TO EXISTING SALES KIOSK SERVING PETROL FILLING STATION WITH ALTERATIONS TO PART OF ADJACENT PLANTING AND CAR PARK AREAS TO EXTEND FORECOURT FORMING A JET WASH BAY, AT J SAINSBURY PLC, PETROL STATION, 2 CANAL WAY.				CA/92/074 CA/95/085 CA/95/091 CA/95/150
Received 04/10/94	Decision & Date			Appeal	Works
Completd 10/10/94	Conditional	04/01/95		Lodged	Completed
Revised					

TP No	Brief Description of Proposal	2	of	3	Adverts & History No
TP/95/0331	PROVISION OF AN ADDITIONAL PETROL PUMP AISLE AND CONVERSION OF PART PLANTING AREA/CAR PARK TO CAR WASH AREA.				
Received 07/02/95	Decision & Date			Appeal	Works
Completd 15/02/95	Conditional	10/04/95		Lodged	Completed
Revised					

TP No	Brief Description of Proposal	3	of	3	Adverts & History No
TP/97/2707	DEVELOPMENT OF UNITS FOR 5,303 SQ.M. B1 AND B2 USE CLASS, 284 RESIDENTIAL UNITS (INCLUDING 33 LIVE/WORK UNITS); RETAIL, RESTAURANT, COMMUNITY & AMENITY FACILITIES AND ASSOCIATED CAR PARKING AND HIGHWAY IMPROVEMENTS. (OUTLINE APPLICATION FOR A MAJOR DEVELOPMENT)				
Received 24/11/97	Decision & Date			Appeal	Works
Completd 09/12/97	CURRENT			Lodged	Completed
Revised					

PLANNING SERVICES APPLICATION DRAFT REPORT

To Planning Applications Committee

To Planning and Conservation Committee

APPLICANT:

MM Planning Limited,
Hopsmaker Court,
12 Lower Park Row,
Bristol,
BS1 5BN

2.160

Application No: DPS/DCN/TP/98/1187	Agenda Item 1024/SC	Application dated 17/03/98	Revised date
--	-------------------------------	--------------------------------------	---------------------

SITE: J. SAINSBURY STORE, LADEROKE GROVE,
W.10

<p>NATURE OF PROPOSAL: Proposed extension and improvements to existing store</p>	<p>Application complete 23/06/98</p> <hr/> <p>Date to be decided by 18/08/98</p> <hr/> <p>Date Acknowledged 25/06/98</p>
---	---

ON BEHALF OF

INTEREST

DISTRICT PLAN PROPOSALS MAP	CONS AREA	CAPS	ARTICLE 4 DIRECTION	LISTED BUILDING	HBMC DIRECTION	A/O CONSULTED	OBJECTORS (TO DATE)
	(1)						

RECOMMENDED DECISION:-

at
as shown on submitted drawing(s) no(s)
applicants drawing(s) no(s)

CONDITIONS/REASONS/ INFORMATIVES



RECEIVED PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO LACK
22 JUN 1998							
APPEALS	O	REC	ARB	FWD PLN	CON DES	FEES	

FAO: R Thompson Esq
 Head of Development Control
 Royal Borough of Kensington & Chelsea
 The Town Hall
 Hornton Street
 London
 W8 7NX

MVM Planning Limited
 Ropemaker Court
 12 Lower Park Row
 Bristol BS1 5BN

Tel: 0117 925 4393
 Fax: 0117 925 4239
 Email: mail@mvmplanning.co.uk

Your Ref:

Our Ref: 1024/SC/ab

Date: 17 June 1998

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
J SAINSBURY STORE, LADBROKE GROVE
PROPOSED STORE EXTENSION AND IMPROVEMENTS

We act for Sainsbury's Supermarkets Ltd and have been instructed to apply for planning permission to extend and improve the above store. Accordingly, please find enclosed four copies of the following:

- Signed and completed planning application forms (parts 1 and 2)
- Signed and completed Certificate A
- Site Location Plan 1742/A3/01
- Existing Site Plan A1/01
- Existing Store Plan A1/02
- Existing Elevations A1/03
- Proposed Site Plan A1/04a
- Proposed Store Plan A1/05a
- Proposed Elevations A1/06a
- Transportation Report prepared by BT&P

And a cheque for £4,370, being the requisite application fee.

This application is submitted with the primary objective of enhancing the overall shopping experience of customers by providing wider aisles, better circulation space, more tills and a greater range of convenience goods. This application seeks, therefore, to maintain market share rather than increase it by making qualitative improvement to the existing offer.

The application is submitted following a meeting with Mr Roy Thompson on 18 February 1998. As agreed with Mr Thompson, a retail statement providing information on the turnover of the

2/...

Head of Development Control
Royal Borough of Kensington & Chelsea
Page 2

17 June 1998

existing and improved store, together with a health check of the existing nearby centres will be submitted shortly. All transportation matters are dealt with in the Transportation Report.

We look forward to receiving confirmation that the application is registered as valid, together with a receipt for the application fee cheque. We confirm that we should be please to meet with relevant officers, either on site or at your offices, if this would be helpful. Please contact us immediately if you have any questions.

Yours faithfully



Simon Coles
Senior Planner
for and on behalf of
MVM PLANNING LTD

Enc.

cc. H Grala Esq - Sainsbury's Supermarkets Ltd
P Handley Esq - DMWR
S Gosling Esq - BTP

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREAT BRITAIN

FOR OFFICIAL USE ONLY

Fee £ 4370

Cheque / Postal Order / Cash 1010063

Receipt No. Issued 1010063

COMPLETE

Borough Ref.

Registered No.

Date Received 23 JUN 1998 TP981187

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable
FEE (where applicable)	£ <u>4370</u>

1. APPLICANT (in block capitals)

Name SAINSBURY'S SUPERMARKETS LTD

Address STAMFORD HOUSE,
STAMFORD STREET,
LONDON

Tel. No. SE1 9LL

AGENT (if any) to whom correspondence should be sent

Name MVM PLANNING LTD

Address ROPEMAKER COURT
12 LOWER PARK ROW
BRISTOL

Tel. No. 0117 925 4393 Ref. 1024/SC

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies J. SAINSBURY STORE, LADBROKE GROVE *JKP*

(b) Site area 2.455 HA *RV*

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.

PROPOSED EXTENSION AND IMPROVEMENTS TO EXISTING STORE

TP981187

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

NO

(e) State whether the proposal involves:-

(i) New building(s) or extension(s) to existing building(s)

YES NO

If "Yes" state gross floor area of proposed building(s). CROSS EXTERNAL 1715 m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. N/A

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
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22 JUN 1998 (21)

(ii) Alterations NO

(iii) Change of use NO

(iv) Construction of new access to a highway } vehicular } NO } pedestrian } NO

(v) Alteration of an existing access to a highway } vehicular } NO } pedestrian } NO

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

23 JUN 1998

CROSS EXTERNAL 1715 m²

N/A

23 JUN 1998

Signature

HPC D

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

- (i) Outline planning permission ▶
- (ii) Full planning permission YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. ▶
- (iv) Consideration under Section 72 only (Industry) N/A

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date Number

The Condition

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

- (i) Present use of buildings/land EXISTING RETAIL FOOD STORE (CLASS A1)
- (ii) If vacant the last previous use and period of use with relevant dates. N/A

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

1742/A3/01, A1/01, A1/02, A1/03, A1/04A, A1/5A, A1/6A, CERTIFICATE A, TRANSPORTATION REPORT, LETTER DATED 17 JUNE 1998.

6. ADDITIONAL INFORMATION State Yes or No

- (a) Is the application for non-residential development YES If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees NO If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? AS EXISTING
- (ii) How will foul sewage be dealt with? AS EXISTING
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
 - (i) Walls TO MATCH EXISTING
 - (ii) Roof TO MATCH EXISTING
 - (iii) Means of enclosure TO MATCH EXISTING

We hereby apply for (strike out whichever is inapplicable)

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) ~~Planning permission to retain the buildings or works already constructed or existing on the site and to carry out any work described in this application and accompanying plans~~

SAINSBURY'S

Signed MVM PLANNING LTD on behalf of SUPERMARKETS LTD Date 17/6/98

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- *Strike out whichever is unapplicable.
- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
- 3. ~~I have / the applicant has given requisite notice to every person other than *myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-~~

Name and Address of Tenant

Date of Service of Notice

Signed MVM PLANNING LTD on behalf of SAINSBURY'S SUPERMARKETS LTD Date 17/6/98

Additional information required in respect of Applications for INDUSTRIAL, OFFICE, WAREHOUSING, STORAGE or SHOPS

(Attention is drawn to 'General Notes for Applicants')

TP981187

(Those questions relevant to the proposed development to be answered)

Application No.
(For Official Use Only)

<p>1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.</p>	N/A																																			
<p>2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development. <i>(See Note overleaf)</i></p>	N/A																																			
<p>3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.</p>	<p style="text-align: center;">State Yes or No</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <input checked="" type="checkbox"/> YES <div style="text-align: right;">EXTENSION AND IMPROVEMENTS TO EXISTING STORE.</div> </div>																																			
<p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?</p> <p>If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>	<p style="text-align: center;">State Yes or No</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <input type="checkbox"/> NO </div>																																			
<p>5.</p> <p>(a) What is the total floor space of all buildings to which the application relates?</p> <p>(b) What is the amount of industrial floor space included in the above figure?</p> <p>(c) What is the amount of office floor space?</p> <p>(d) What is the amount of floor space for retail trading?</p> <p>(e) What is the amount of floor space for storage?</p> <p>(f) What is the amount of floor space for warehousing?</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;"></th> <th colspan="2" style="text-align: center;">Existing (if any) <i>(See General Notes)</i></th> <th colspan="2" style="text-align: center;">Proposed new floor space</th> </tr> </thead> <tbody> <tr> <td>(a)</td> <td style="text-align: center;">6083</td> <td style="text-align: center;">m²</td> <td style="text-align: center;">7451</td> <td style="text-align: center;">m²</td> </tr> <tr> <td>(b)</td> <td></td> <td style="text-align: center;">m²/sq.ft.</td> <td></td> <td style="text-align: center;">m²/sq.ft.</td> </tr> <tr> <td>(c)</td> <td></td> <td style="text-align: center;">m²/sq.ft.</td> <td></td> <td style="text-align: center;">m²/sq.ft.</td> </tr> <tr> <td>(d)</td> <td style="text-align: center;">3771</td> <td style="text-align: center;">m²</td> <td style="text-align: center;">4700</td> <td style="text-align: center;">m²</td> </tr> <tr> <td>(e)</td> <td style="text-align: center;">2312</td> <td style="text-align: center;">m²</td> <td style="text-align: center;">2751</td> <td style="text-align: center;">m²/sq.ft.</td> </tr> <tr> <td>(f)</td> <td></td> <td style="text-align: center;">m²/sq.ft.</td> <td></td> <td style="text-align: center;">m²/sq.ft.</td> </tr> </tbody> </table>		Existing (if any) <i>(See General Notes)</i>		Proposed new floor space		(a)	6083	m²	7451	m²	(b)		m ² /sq.ft.		m ² /sq.ft.	(c)		m ² /sq.ft.		m ² /sq.ft.	(d)	3771	m²	4700	m²	(e)	2312	m²	2751	m ² /sq.ft.	(f)		m ² /sq.ft.		m ² /sq.ft.
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(f)		m ² /sq.ft.		m ² /sq.ft.																																
<p>5. (i) How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed?</p> <p>(ii) If you have existing premises on the site, how many of the employees will be new staff?</p> <p>(iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2"></th> <th colspan="2" style="text-align: center;">(a) Office</th> <th colspan="2" style="text-align: center;">(b) Industrial</th> <th colspan="2" style="text-align: center;">(c) Other staff</th> </tr> <tr> <th style="text-align: center;">M</th> <th style="text-align: center;">F</th> <th style="text-align: center;">M</th> <th style="text-align: center;">F</th> <th style="text-align: center;">M</th> <th style="text-align: center;">F</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">(i)</td> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td style="text-align: center;">(ii)</td> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td style="text-align: center;">(iii)</td> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table> <p style="text-align: center; margin-top: 5px;">NOT KNOWN AT THIS STAGE</p>		(a) Office		(b) Industrial		(c) Other staff		M	F	M	F	M	F	(i)							(ii)							(iii)							
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<p>6. In the case of industrial or office development is the application accompanied by an industrial development certificate or office development permit?</p> <p>If 'NO' state why a certificate is not required.</p>	<p style="text-align: center;">State Yes or No</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <input type="checkbox"/> <div style="text-align: right;">N/A</div> </div>																																			
<p>7. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)</p>	<p style="text-align: center;">SEE DRAWINGS 1742/A1/01, 1742/A1/04A AND TRANSPORTATION REPORT</p>																																			
<p>8. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)</p>	<p style="text-align: center;">SEE TRANSPORTATION REPORT.</p>																																			

PRIVATE AND CONFIDENTIAL - WITHOUT PREJUDICE

FAO: R Thompson Esq

Head of Development Control
Royal Borough of Kensington and Chelsea
The Town Hall
Houghton Street
London
W8 7NX

MVM Planning Limited
Ropemaker Court
12 Lower Park Row
Bristol BS1 5BN

Tel: 0117 925 4393
Fax: 0117 925 4239
Email: mail@mvmplanning.co.uk

Your Ref:

Our Ref: 1024/SC/mcm

Date: 5 February 1998

Dear Sir

J SAINSBURY STORE LADBROKE GROVE

Further to our telephone conversation (Coles/Thompson) on 5 February 1998, we are pleased to confirm the arrangements for our meeting at 11.00 am on 18 February 1998 at your offices.

As requested, please find enclosed drawing nos 1742/SK00 and SK02, the existing site plan and proposed sales area improvements respectively. In essence, the improvements involve a sales area extension, new entrance lobby, confectionery tobacco news (CTN) area, 80 seat coffee shop, customer toilets and ATM facility. There will be a reduction in car parking provision from 456 to 446 spaces.

We trust the enclosures are helpful, although we should be grateful if you would treat them on a private and confidential basis due to their commercial sensitivity.

Yours faithfully



Simon Coles
Senior Town Planner
for and on behalf of
MVM PLANNING LTD

Enc

Issues discussed

1. They must justify reduction in car parking
2. Informal retail impact assessment required
3. Implications of proposal on Canal Way/Ladbroke Grove junction. Some form of tie road.
4. Design issues. They prefer a 'stationed' rather than a continuation of existing building. They will submit sketch elev's.
5. Possible benefits: landscaping to parking areas, enhancement + access improvements to Canal. Improved P. Transport facilities.

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Simon Coles
BA (Hons) MRTPI
Senior Town Planner

document management
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MVM Planning Limited
Ropemaker Court 12 Lower Park Row Bristol BS1 5BN
Tel: 0117 925 4393 Fax: 0117 925 4239
Email: Simon.Coles@mvmplanning.co.uk

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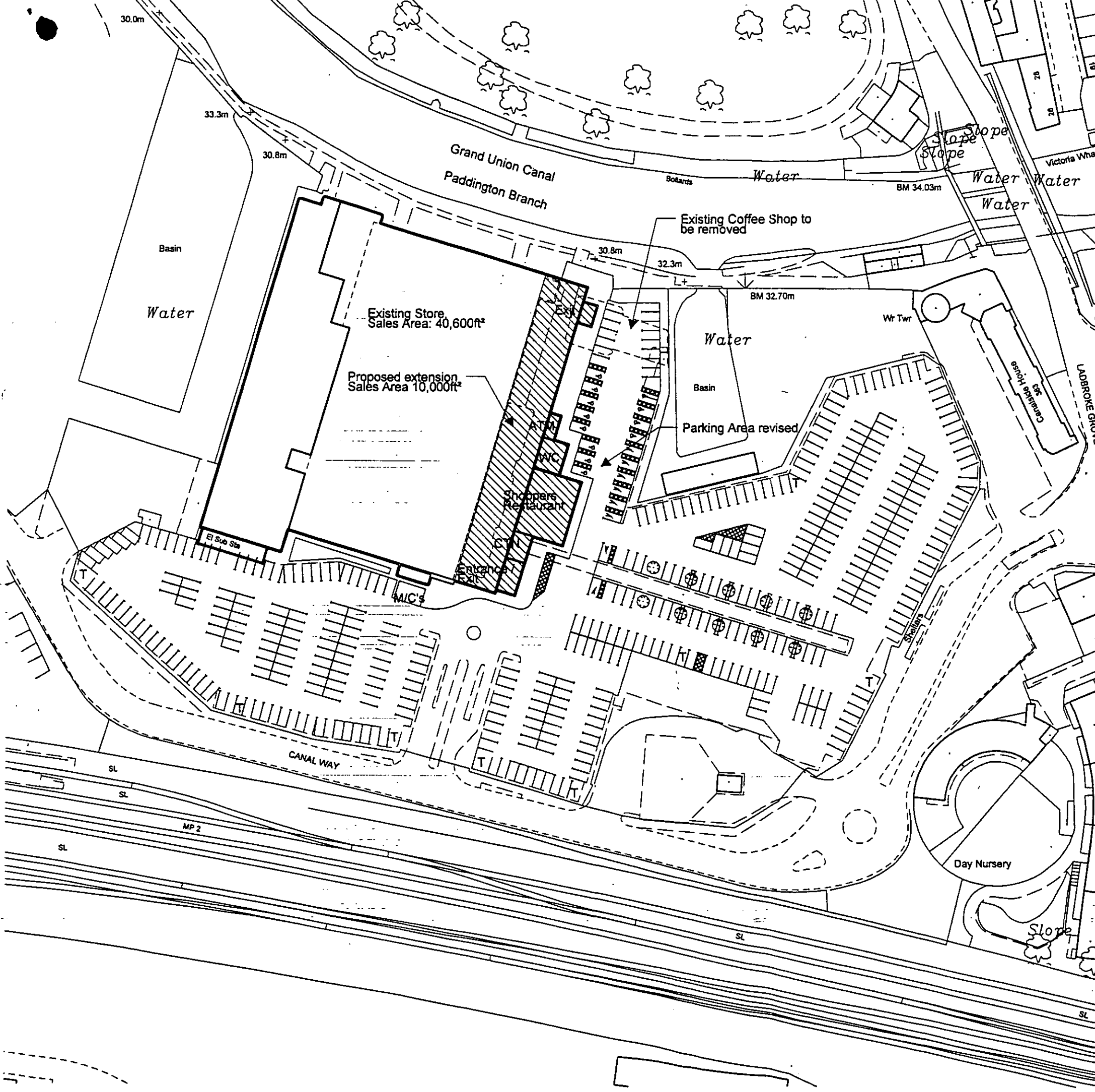
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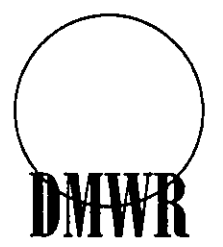


Carpark Schedule

Standard spaces	426
Parent and Child	8
Disabled	12
TOTAL	446

USE DIMENSIONS DO NOT SCALE
 CONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE STARTING WORK
 THE DRAWING IS COPYRIGHT
 REVISIONS

REV	NOTES	BY	CH'D	DATE



DOUGLAS MARRIOTT
WORBY ROBINSON
 CHARTERED ARCHITECTS
 1 WESTMINSTER BRIDGE ROAD
 LONDON SE1 7PL
 TELEPHONE 0171-928 0456
 FAX 0171-928 1593

PROJECT
Proposed Extension at Ladbroke Grove

CLIENT
Sainsbury's Supermarkets Ltd.

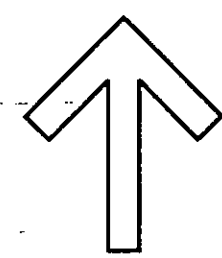
DRAWING TITLE
Proposed Site Layout - Option 1

PROJECT No. 1742	SCALE 1:1000
---------------------	-----------------

DRAWING No. SK 02	REVISION
----------------------	----------

DRAWN SMB	CHECKED	DATE Jan. '98
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IN ASSOCIATION WITH THE DMWR PARTNERSHIP MANCHESTER

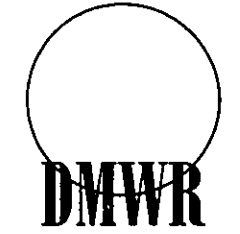
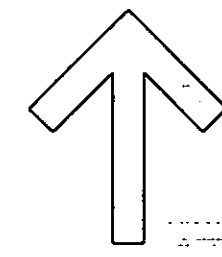
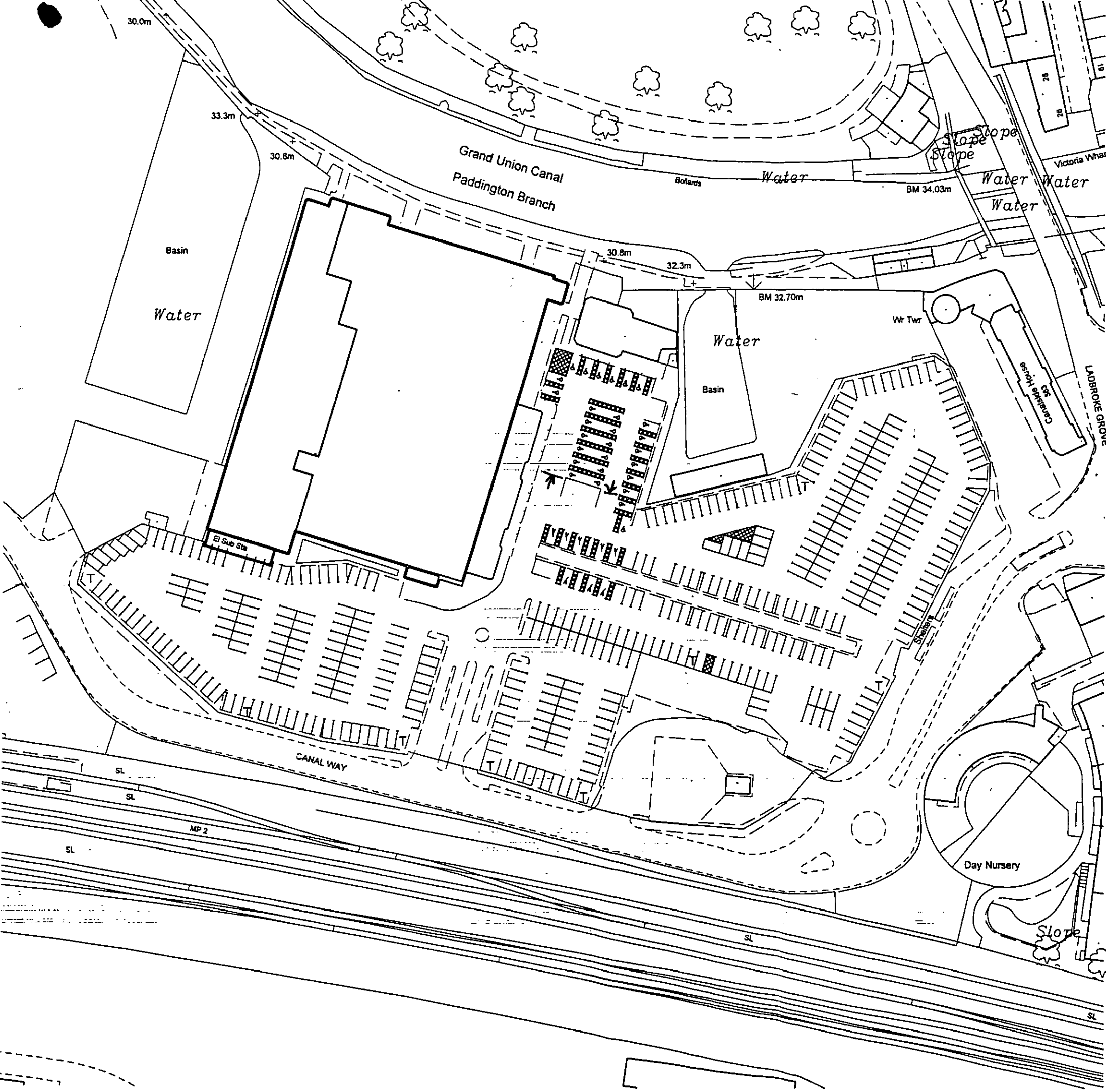


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 CONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE STARTING WORK
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Carpark Schedule

Standard spaces	420
Parent and Child	8
Disabled	28
TOTAL	456

REV	NOTES	BY	CH'D	DATE
-----	-------	----	------	------



DOUGLAS MARRIOTT
WORBY ROBINSON
 CHARTERED ARCHITECTS
 1 WESTMINSTER BRIDGE ROAD
 LONDON SE1 7PL
 TELEPHONE 0171-928 0456
 FAX 0171-928 1593

PROJECT
Proposed Extension at Ladbroke Grove

CLIENT
Sainsbury's Supermarkets Ltd.

DRAWING TITLE
Existing Site Plan

PROJECT No.
 1742

SCALE
 1:1000

DRAWING No. SK 00

REVISION

DRAWN SMB

CHECKED

DATE Jan. '98

IN ASSOCIATION WITH THE DMWR PARTNERSHIP MANCHESTER

Superstore



Posts

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British Waterways

Waterway Environment Services

Susan Smith

BA Hons Dip LA MLI

Landscape Architect

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<http://www.britishwaterways.co.uk>

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX
Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Chris Turner
Turley Associates
25 Savile Row
London
W1S 2ES

Switchboard: 02073615464
Extension: 3337
Direct Line: 02073613337
Email: planning@rbkc.gov.uk
Web: www.rbkc.gov.uk

25th May 2006

My reference: DPS/DCN/PP/98/1 Your reference:
187

Please ask for: Anna Leech

Dear Sir,

Town and Country Planning Act 1990
Sainsbury's Supermarket, Canal Way

Thank you for your letter dated 20th April 2006 regarding Condition 3 of the above planning approval at Sainsbury's supermarket on Canal Way.

The Council's Arboriculturalist has viewed the submitted plan and is satisfied with the scheme. As such, Condition 3a is hereby discharged. Should there be any deviation to the approved details as a result of the amendments to the parking arrangements, I would be grateful if you forward the details to the Council for consideration.

Condition 3b refers to the hard landscaping to be used including paths. The submitted plans does not appear to illustrate these areas in any detail. I would be grateful if you would forward a plan illustrating the proposed surface materials for all areas of hard landscaping for the Council's consideration.

I trust this meets with your requirements. Should you have any further queries please contact the above named officer.

Yours faithfully

M. J. French
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

RBKC ARBORICULTURAL OBSERVATIONS

Address		Application No.	DC Officer	Date of Obs
Sainsbury Supermarket Ladbroke Grove W10		PP/98/01197 (DC OBS 152)	Katherine Wood	03/5/06
Development			Obj.	No Obj.
Landscaping Detail – Tree Planting				No Objection
Status of Tree(s):				
C.A. No. (if any)	T.P.O. No. & Details (if any)		Tree Work Applications	
Comments:				
<p>The choice of species and the design of tree pits seem well thought out on this proposal (Ref drawing 542-01) and therefore I am happy to recommend that the landscaping condition be discharged.</p>				

Signed:

Date:

Ange Murray

3/5/06

25 Savile Row
London
W1S 2ES

T: 020 7851 4010
F: 020 7851 4020

www.turleyassociates.co.uk

20 April 2006

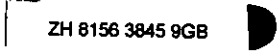
Ms K Wood
Planning Officer
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

Our ref: SAIL1351/CT

Your ref: TP/98/1187

E : cturner@turleyassociates.co.uk

Dear Ms Wood



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DETAILS PURSUANT TO PLANNING PERMISSION REF: TP/98/01187 RELATING TO THE ERECTION
OF EXTENSION TO EASTERN ELEVATION OF EXISTING STORE AND ANCILLARY WORKS**

Turley Associates acts on behalf of Sainsbury's Supermarkets Limited and has been instructed to submit details pursuant to Condition 3 of Planning Permission Ref: TP/98/01187.

*Part a
can be
discharged*

Condition 3 requires the submission of a landscaping and tree/shrub planting scheme and a hard landscaping scheme. These details are contained in the drawing 'Detail Landscape Proposals Dwg. No: S42-01 Rev A (four copies enclosed).

*details
aren't
clear.
+ other changes
re: parking
etc. want
more detail*

We trust that the submitted information is sufficient for you to discharge the condition and that you will notify us of this position in due course. In the meantime, we look forward to receiving acknowledgement of this submission.

If you have any queries please do not hesitate to contact either Sid Hadjioannou or myself at this office.

Thank you for your assistance thus far.

63

Yours sincerely

Christopher Turner
Associate Director

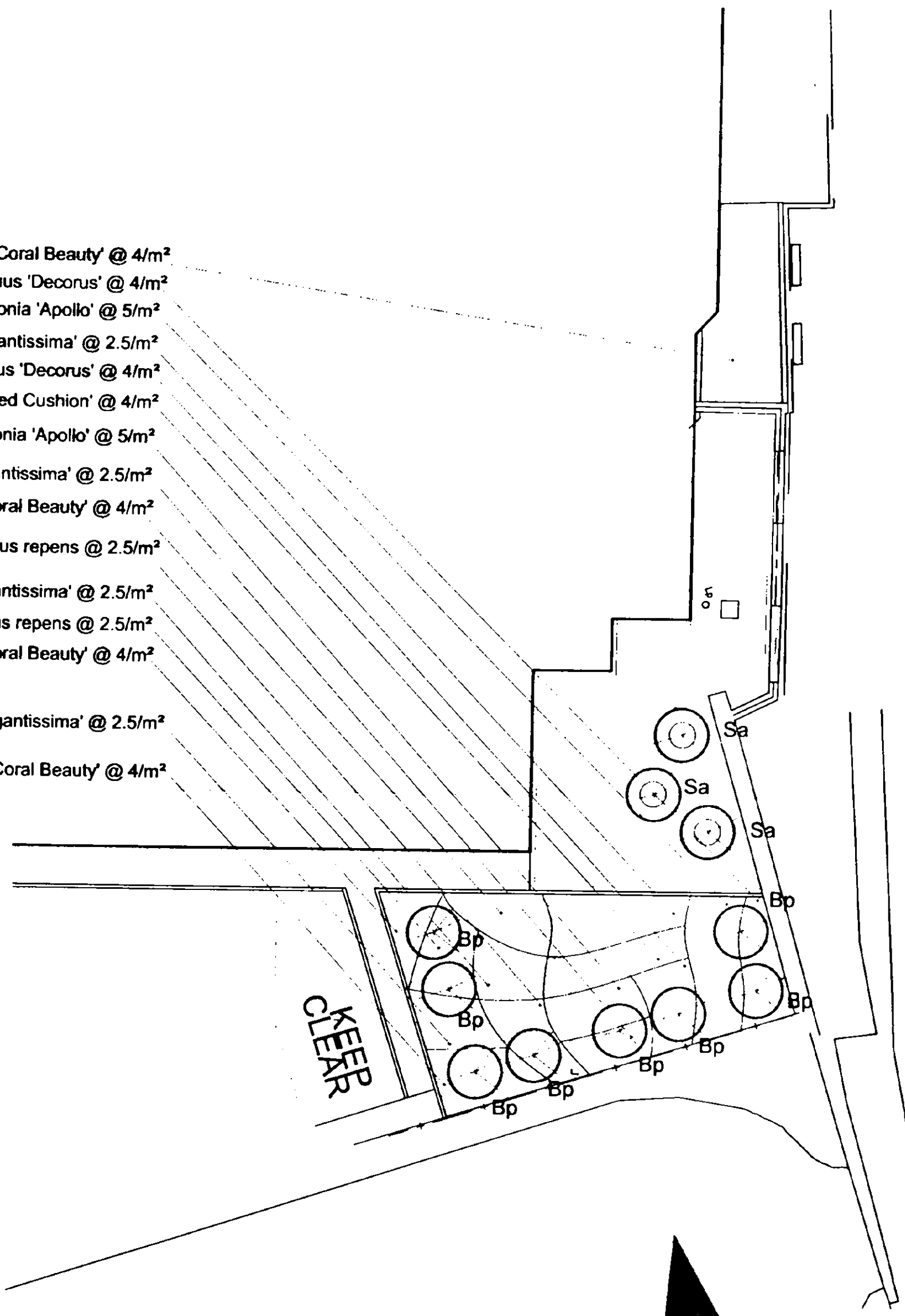
EX	HDC	TP	CAG	AD	CLU	AO
MR						AK
A.B.	21 APR 2006				PLANNING	
K.C.				APP	IO	REV
HBS			ARB	FPLN	DES	FEE

Enc.

cc. M Podmore Esq

Arthur Amos Esq (letter only)

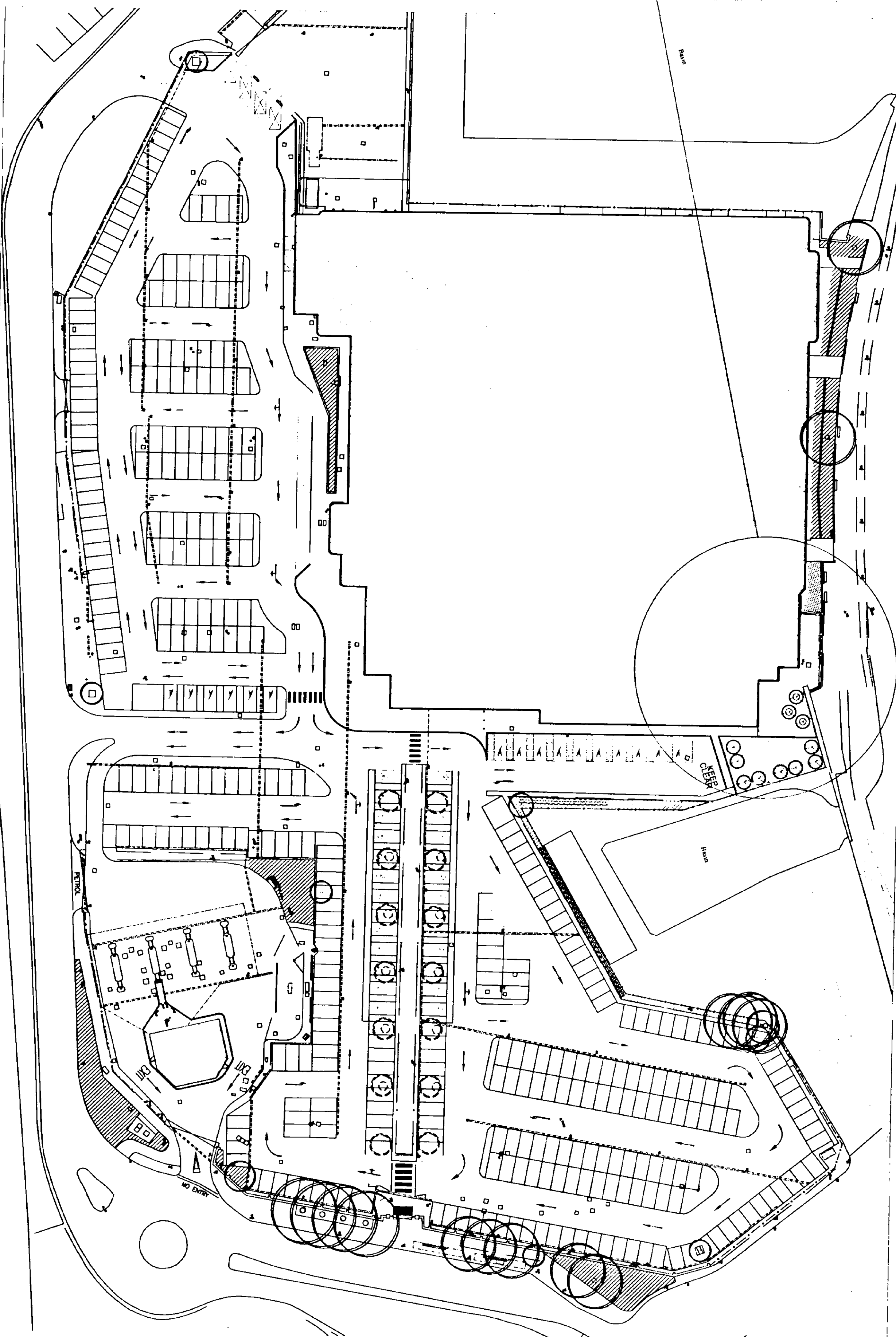
- 116 No. Cotoneaster 'Coral Beauty' @ 4/m²
- 40 No. Cotoneaster conspicuus 'Decorus' @ 4/m²
- 75 No. Mahonia 'Apollo' @ 5/m²
- 37 No. Cornus alba 'Elegantissima' @ 2.5/m²
- 36 No. Cotoneaster conspicuus 'Decorus' @ 4/m²
- 43 No. Pyracantha 'Red Cushion' @ 4/m²
- 44 No. Mahonia 'Apollo' @ 5/m²
- 17 No. Cornus alba 'Elegantissima' @ 2.5/m²
- 39 No. Cotoneaster 'Coral Beauty' @ 4/m²
- 24 No. Ceanothus thyrsiflorus repens @ 2.5/m²
- 20 No. Cornus alba 'Elegantissima' @ 2.5/m²
- 25 No. Ceanothus thyrsiflorus repens @ 2.5/m²
- 26 No. Cotoneaster 'Coral Beauty' @ 4/m²
- 21 No. Cornus alba 'Elegantissima' @ 2.5/m²
- 47 No. Cotoneaster 'Coral Beauty' @ 4/m²



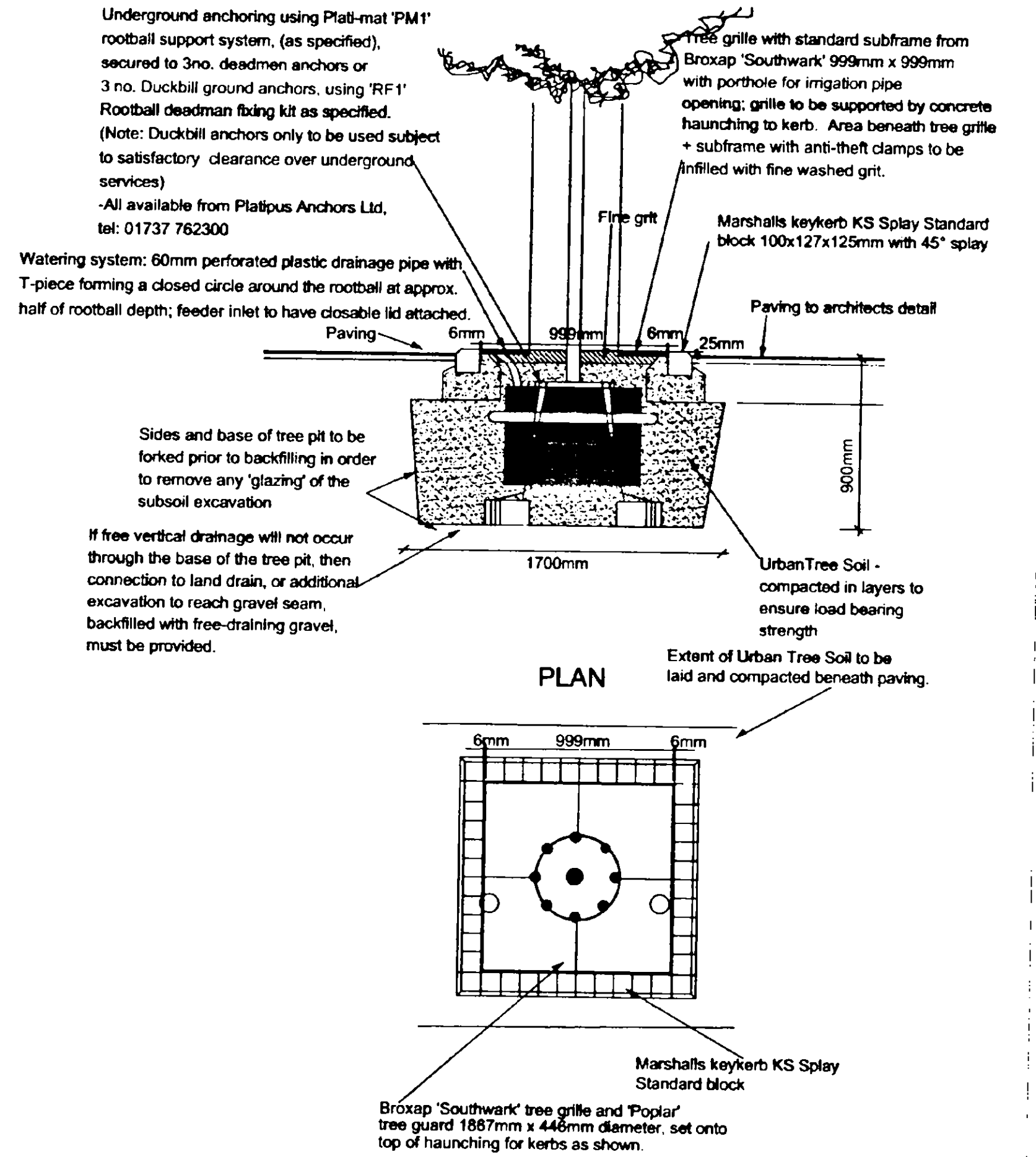
Key

- Existing trees retained
- Existing trees to be removed
- Trees proposed on DMWR drawing 2285-020 Rev A (consented scheme) but excluded from this proposal - See Note below.
- Extra Heavy Standard Trees
18-20cm girth, 450-500cm high, 200 clear stem.
Si - Sorbus x intermedia
Bp - Betula pendula (container grown)
- Tree pit within paved areas (See attached detail)
- Existing shrub planting retained
- New Amenity shrub planting

Note: Existing trees along Pedestrian walkway are proposed for removal due to their stunted condition and/or failure. The wholesale pattern of failure we anticipate is due to lack of adequate soil resources, which is almost certainly determined by remediated ground levels beneath the car park. We further anticipate therefore that further planting here will also not succeed.



TREE PIT WITH TREE GRILLE PAVED AREA: (NTS)



A Redrawn to conform to DMWR drawing 2285-1002 Rev F
MP 31/3/06

FOR PLANNING
WILLERBY LANDSCAPES
in association with

arthur amos associates
landscape architecture

pool house
dipper business centre
exactly road
hallway
worder
W2 MW

tel: (01782) 64716 fax: (01782) 64077 e-mail: aam@arthuramos.co.uk

SSL Supermarket extension
Ladbroke Grove - Canal Way

Detail Landscape Proposals

RG Group

MP	ARA	34.3.06	1,500 & 1,200 @ A1
542-01	A		

NOTE: Do not scale from this drawing. All dimensions to be checked on site. Discrepancies between the drawing and information given elsewhere must be reported to the office for clarification before proceeding.

27 APR 2006

21 APR 2006

DC OBS 152

INTERNAL MEMO

TO: ARBORICULTURE

PLANNING REFERENCE: TP/98/1187

DATE: 26th April 2006

PROPERTY ADDRESS: SAINSBURY'S SUPERMARKET, LADBROKE GROVE

DESCRIPTION: Details pursuant to Condition 3 (landscaping details) of planning permission TP/98/1187 relating to the erection of extension to eastern elevation of existing store

CASE OFFICER: Katherine Wood

Please find attached details pursuant to Condition 3 of Planning Permission ref: TP/98/01187 (granted permission on 11.4.02), at Sainsbury's Supermarket, Ladbroke Grove.

Please could you provide observations on whether these submitted details are acceptable to discharge the condition. You can contact me should you have any queries on ex 2747.

Regards,

Katherine Wood
PLANNING OFFICER
DEVELOPMENT CONTROL NORTH

EX DIR	HDC	TP	CAC	AD	CLU/AO AK
R.B. K.C.	27 APR 2006			PLANNING	
N	C	S	APP	RE	

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :
TP Arch/History : 23938 H 694
See Also :Xref : SAINSBURY STORE, 2 CANAL WAY
Notes : SEE ALSO "CANAL WAY". (SN 1.4.88) REDEVELOPMENT SITE
BOATHOUSE CENTRE: CANAL CLOSE.

TP No TP/92/1444 Brief Description of Proposal 45 of 50

CONSTRUCTION OF A FOUR STOREY BUILDING COMPRISING 16 FLATS
(14 X 1 (INCLUDING 4 WHEEL CHAIR ACCESS) AND 2 X 2 BEDROOM
UNITS) A TWO STOREY OUTDOOR EDUCATION & WATERSPORTS CENTRE,
WITH ANCILLARY CAFE, A BOAT STORE IN OUTDOOR ACTIVITY AREA
AND CAR PARK. SUPERSEDES PP 17/6/94 ISSUED FOR NO.383

Received	01/09/1992	Decision & Date		Works
Completd	03/09/1992	Conditional	16/09/1994	Completed
Revised	11/08/1993			08/11/1995

TP No RN/95/0513 Brief Description of Proposal 46 of 50

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 PART 11.
NEW RESIDENTIAL/LEISURE DEVELOPMENT IN CANAL CLOSE SHALL BE
KNOWN & DESCRIBED AS BOATHOUSE CENTRE.

Received		Decision & Date	
Completd		Renumbering	19/07/1995
Revised			

TP No TP/92/1444 Brief Description of Proposal 47 of 50

IN MY OPINION THE USE OF THE FIRST FLOOR CAFE AS A TRAINING
AREA WILL NOT REQUIRE A GRANT OF PP SINCE BOTH USES ARE
ANCILLARY TO THE USE OF THE PREMISES AS AN OUTDOOR EDUCATION
AND WATERSPORTS CENTRE.

Received		Decision & Date	
Completd			15/09/1997L
Revised			

TP No TP/98/1187 Brief Description of Proposal 48 of 50

ERECTION OF EXTENSION TO EASTERN ELEVATION OF EXISTING STORE
AND ANCILLARY WORKS.

Received	17/06/1998	Decision & Date	
Completd	23/06/1998	Conditional	11/04/2002
Revised	18/07/2000		

> Any Queries Please Phone 0207 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0207 361 3463 <

LADBROKE GROVE

Property Card N° : 0478 014 00

Sitename : KENSAL GREEN GASWORKS

Comment :
TP Arch/History : 23938 H 694
See Also :Xref : SAINSBURY STORE, 2 CANAL WAY
Notes : SEE ALSO "CANAL WAY". (SN 1.4.88) REDEVELOPMENT SITE
BOATHOUSE CENTRE: CANAL CLOSE.

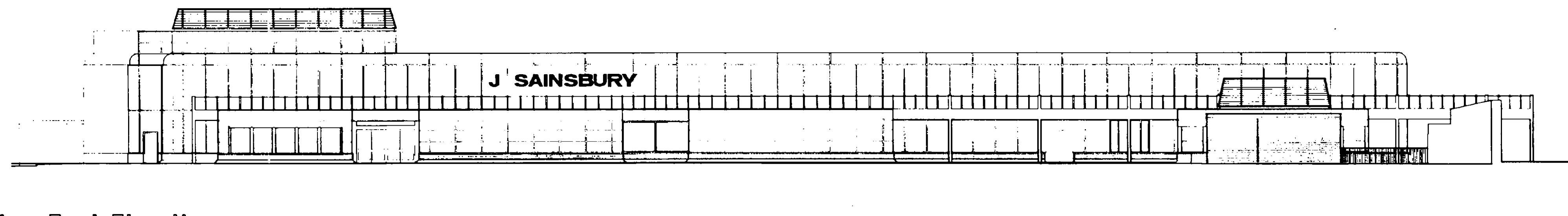
TP No AD/00/0734 Brief Description of Proposal 49 of 50

CONTINUATION APPLICATION FOR HAZARDOUS SUBSTANCES CONSENT
FOR KENSAL GREEN HOLDER STATION UNDER THE PLANNING
(HAZARDOUS SUBSTANCES) REGULATIONS 1992, OR THE SUBSEQUENT
REPLACEMENT ACT, THE PLANNING (CONTROL OF MAJOR ACCIDENT
HAZARDS) REGULATIONS 1999.**FOR INFORMATION ONLY**Received 15/03/2000 Decision & Date
Completd 27/03/2000 Conditional 10/05/2000
Revised

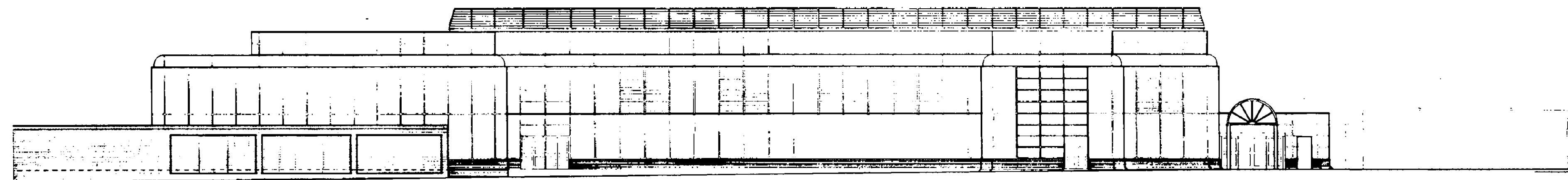
TP No TP/98/1187 Brief Description of Proposal 50 of 50

SECTION 106 TOWN AND COUNTRY PLANNING ACT 1990
AGREEMENT IN RELATION TO THE ABOVE PLANNING APPLICATIONReceived Decision & Date
Completd Section 106 Agreemnt 04/04/2002
Revised

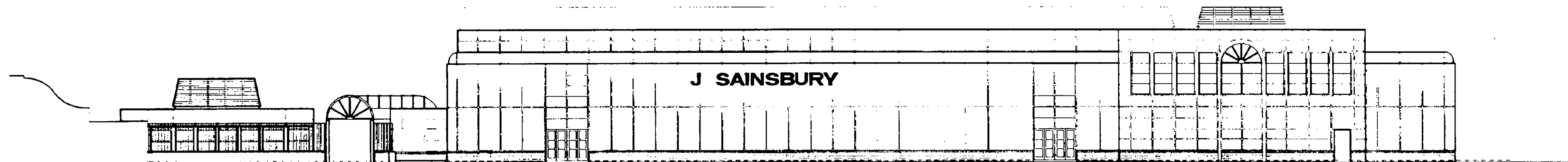
> Any Queries Please Phone 0207 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0207 361 3463 <



Existing East Elevation



Existing South Elevation

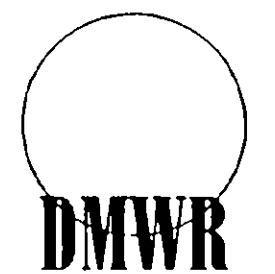


Existing North Elevation

R.B.K.&C.
TOWN PLANNING
22 JUN 1998
RECEIVED

TP981187

TP981187



DOUGLAS MARRIOTT
WORBY ROBINSON

CHARTERED ARCHITECTS

WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 0171-928 0456
FAX 0171-928 1593

PROJECT
Proposed Extension at
Ladbroke Grove.

CLIENT
Sainsbury's Supermarkets Ltd.

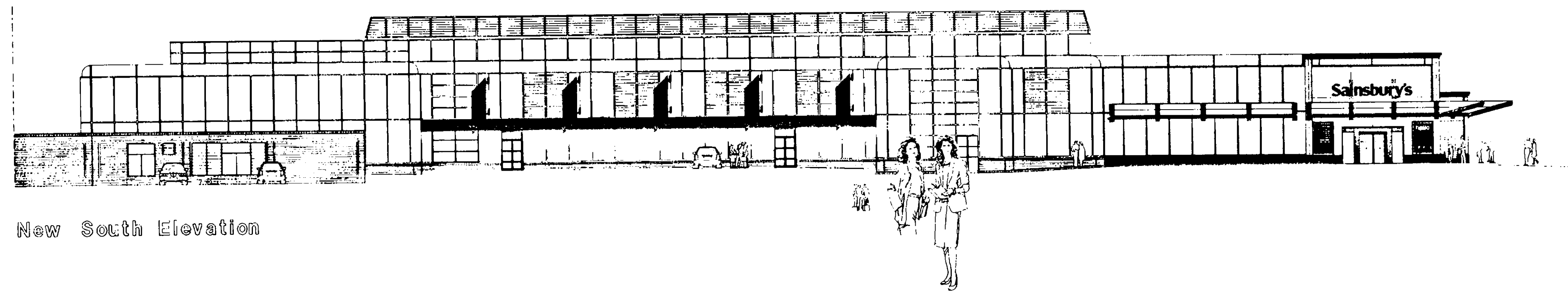
DRAWING TITLE
Existing Elevations

PROJECT No. 1742	NORTH POINT		
DRAWING No. A1/03	REVISION		
DRAWN SMB	CHECKED	DATE Apr. 98	SCALE 1:200

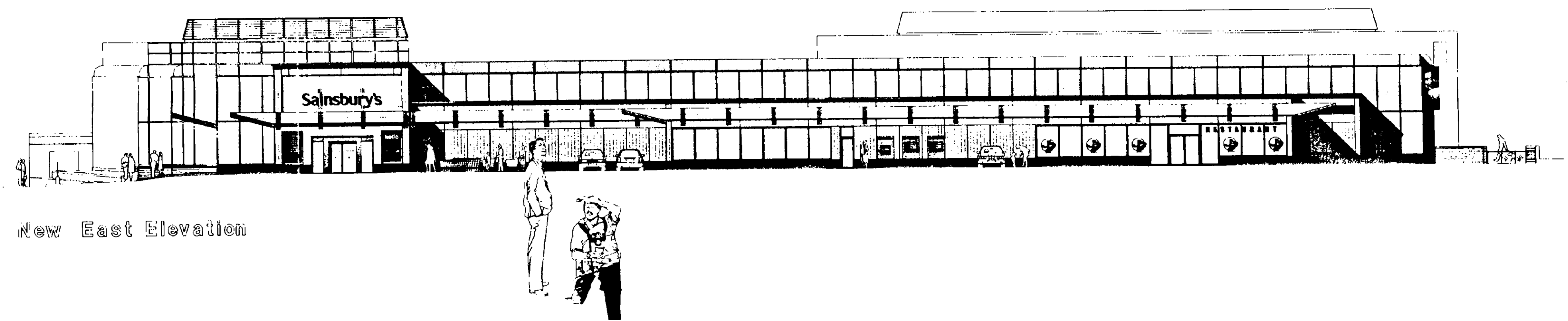
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 CENTRAL LINE MUST VERTICALLY DIMENSION UP TO THE CENTERLINE OF THE ROAD
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REVISIONS

REV	NOTES	BY	CHKD	DATE
A	New store front revised Entrance relocated to corner Customer toilets / ATMs relocated	SMR		25/05/98
B	ATM Room located adjacent to entrance lobby	KAC		20/07/99
C	Extension in external masonry walls	SDO		07/06/99
E	Submission for planning	SHD		17/07/00



New South Elevation

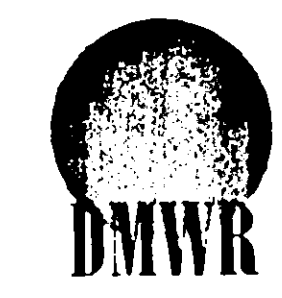


New East Elevation



New North Elevation

98/1181/B



DMWR
 DUNFORD, MUNN & ROBERTS
 CHARTERED ARCHITECTS
 1 WESTMINSTER BRIDGE ROAD
 LONDON SE1 7PL
 TELEPHONE 0171 928 0456
 FAX 0171 928 1593

PLANNING SERVICES	DATE	BY
6 JUL 2000		

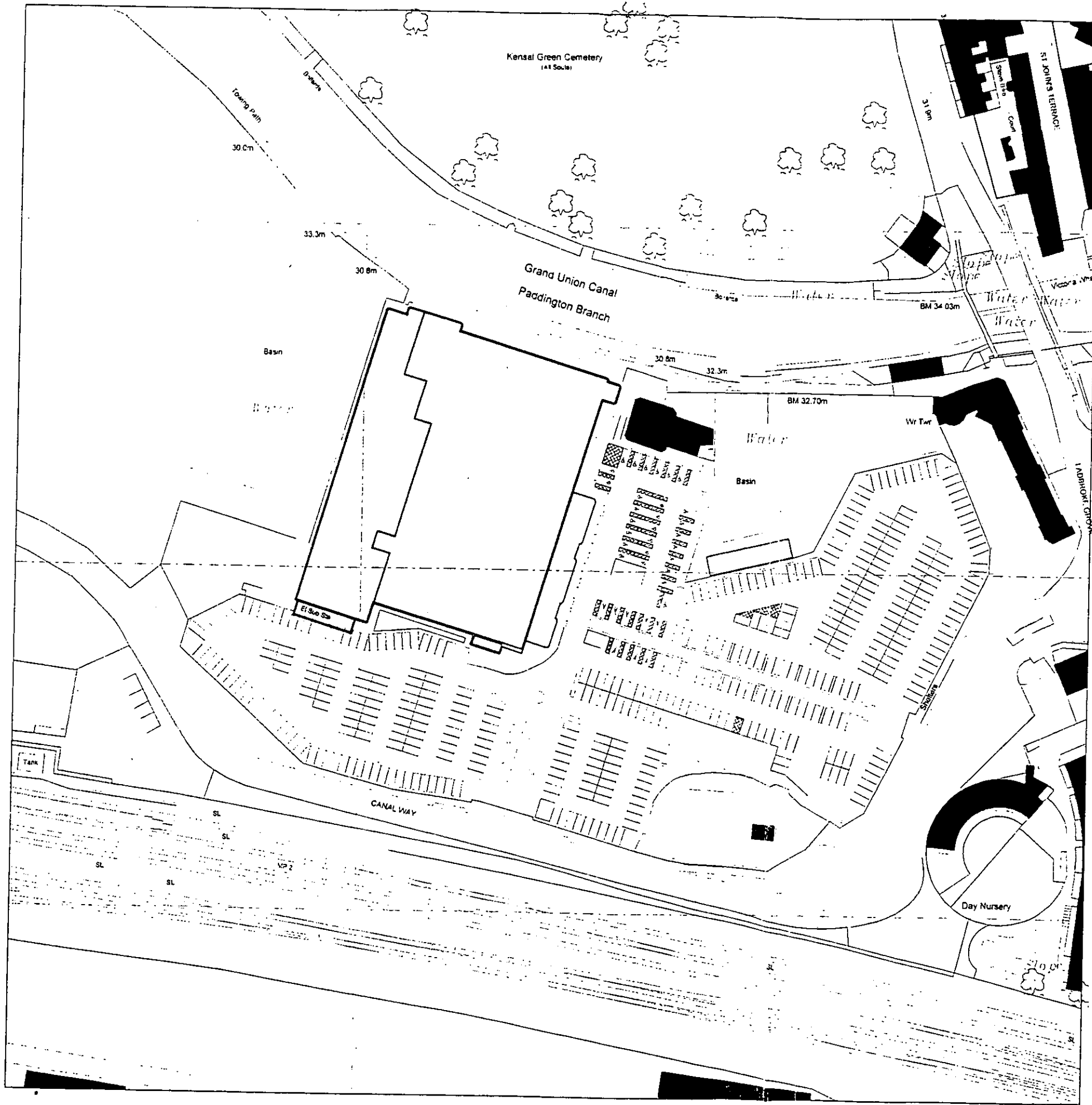
Proposed Extension at
 Loobroke Grove

CLIENT
 Sainsbury's Supermarkets Ltd.

DRAWING TITLE
 Proposed Elevations

PROJECT No 1742	NORTH POINT		
DRAWING No A1/10E	REVISION F		
DRAWN SDO	CHECKED	DATE Mar 00	SCALE 1:200@A1

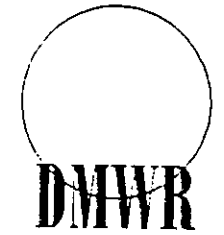
IN ASSOCIATION WITH THE DMWR PARTNERSHIP MANCHESTER



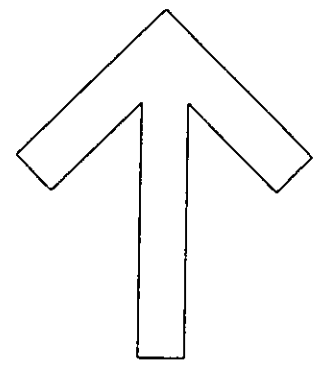
REVISIONS		
NO.	BY	DATE
1	JACK	3 Aug 1998
2	WEES	

RBK & C.
TOWN PLANNING
 - 3 JUL 1998
RECEIVED

TP981187



DOUGLAS MARRIOTT
 WORBY ROBINSON
 CHARTERED ARCHITECTS
 WESTMINSTER BRIDGE ROAD
 LONDON SE1 7PL
 TELEPHONE 0171-928 0456
 FAX 0171-923 1593



NORTH

Proposed Extension at
 Ladbrooke Grove

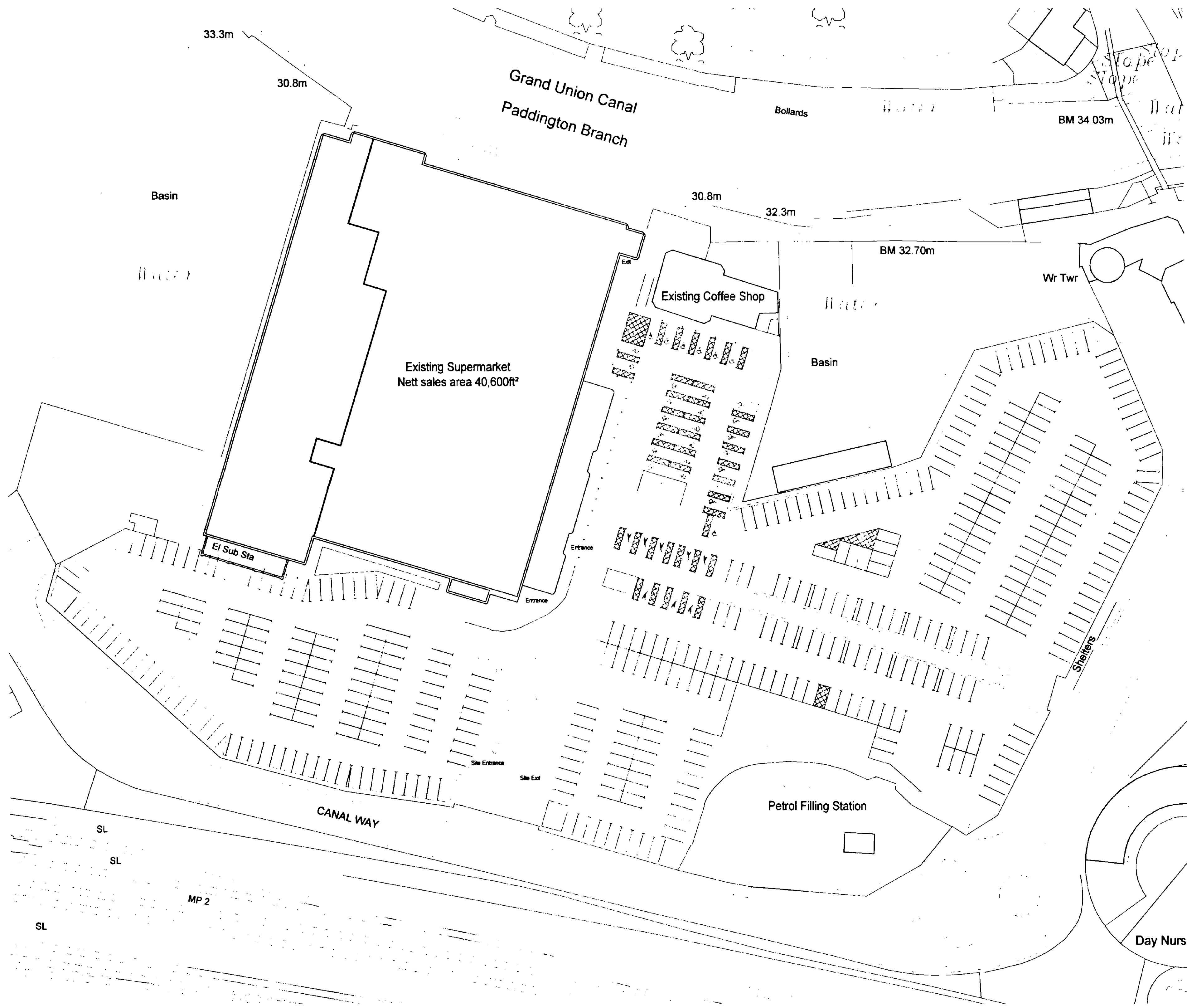
Sainsbury's
 Supermarkets Ltd.

Location Plan

42	1:1250
43 01	
SME	Apr. '98

Carpark Schedule

Standard spaces	420
Parent and Child	8
Disabled	28
TOTAL	456



REVISIONS			
REV	NOTES	BY	DATE

3 Aug 1998

P981187

DMWR
DOUGLAS MARRIOTT
WORBY ROBINSON
CHARTERED ARCHITECTS

1 WESTMINSTER BRIDGE ROAD
LONDON WC2E 3JF
TEL: 0171-925 1593
FAX: 0171-925 1593

TOWN PLANNING
- 3 JUL 1998

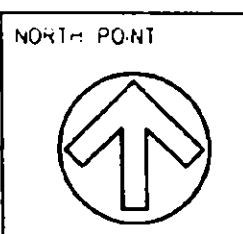
RECEIVED

PROJECT
Proposed Extension at
Ladbroke Grove

CLIENT
Sainsbury's Supermarkets Ltd.

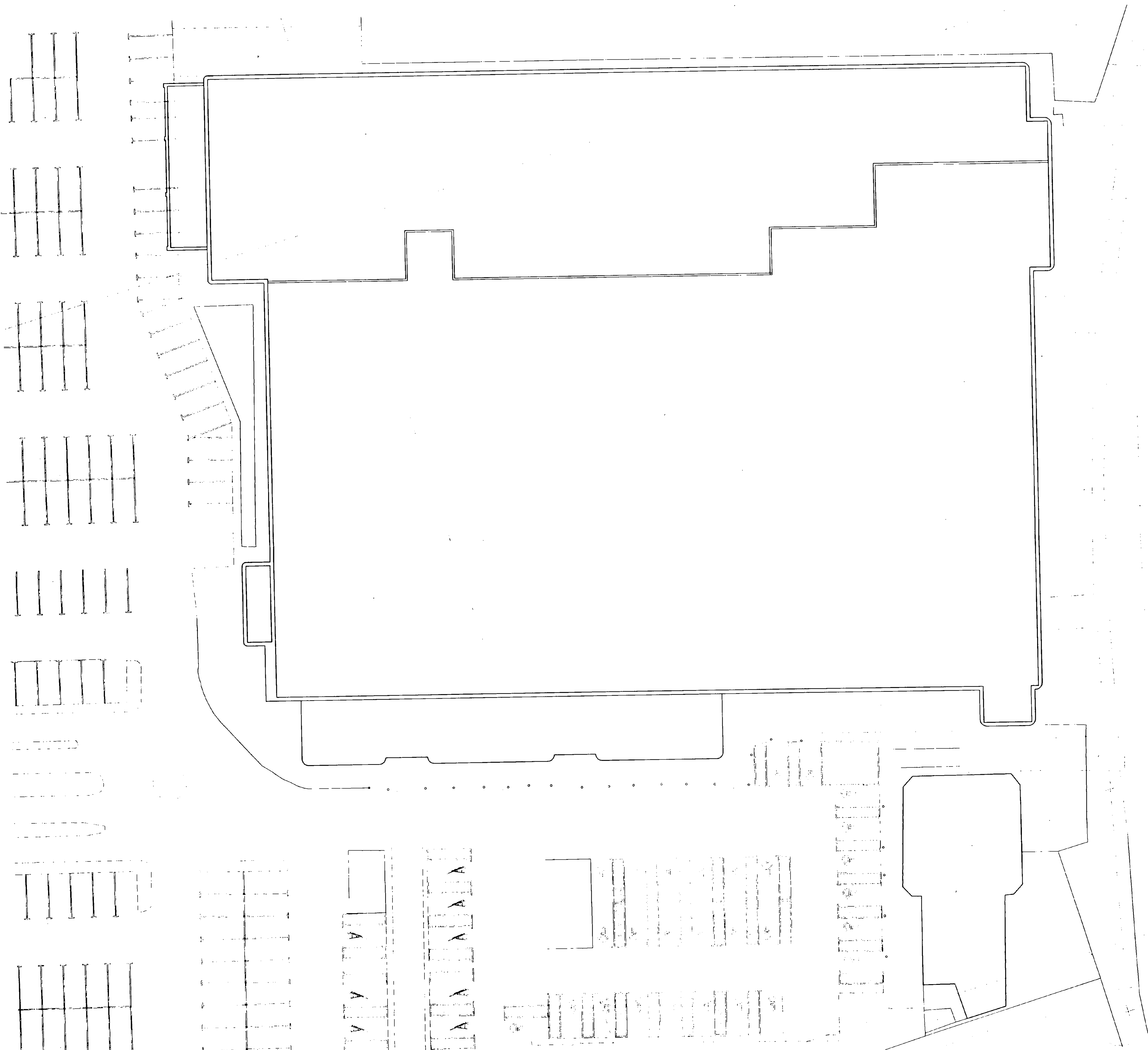
DRAWING TITLE
Existing Site Plan

PROJECT No
1742

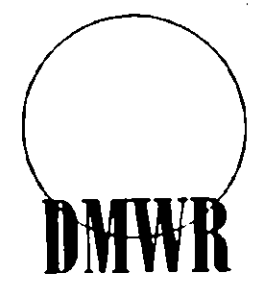
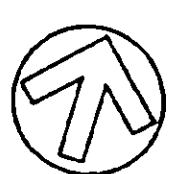


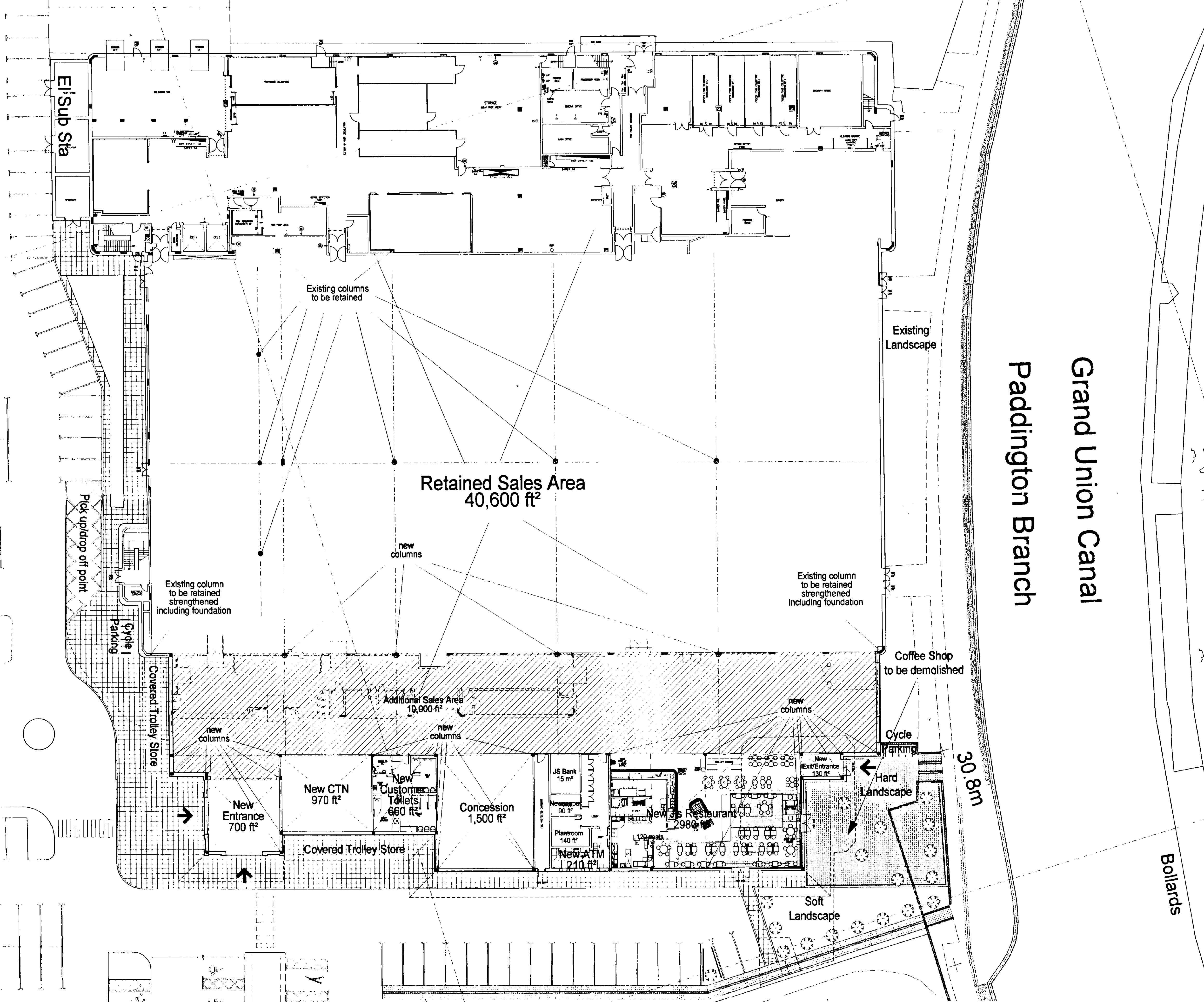
DRAWING No
A1/01

DRAWN	CHECKED	DATE	SCALE
SMB		Apr. '98	1:500



TP981187

REVISIONS			
RE.	NOTES	BY	CHD DATE
13 Nov 1998			
 DMWR DOUGLAS MARRIOTT WORBY ROBINSON CHARTERED ARCHITECTS			
WESTMINSTER BRIDGE ROAD R. B. & S. O. TOWN PLANNING FAX 0171-928 1593 - 3 JUL 1998			
RECEIVED			
PROJECT Proposed Extension at Ladbroke Grove.			
CLIENT Sainsbury's Supermarkets Ltd.			
DRAWING TITLE Existing Store Plan			
PROJECT No. 1742			NORTH POINT 
DRAWING No. A1/02			REVISION
DRAWN SMB	CHECKED	DATE Apr. 98	SCALE 1:200

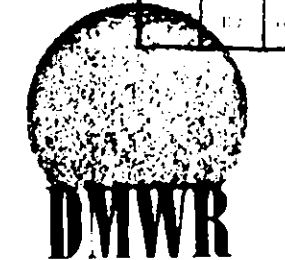


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REVISIONS			
REV	NOTES	BY	CH'D DATE
A	New store front revised Entrance relocated to corner customer toilets / ATMs relocated	SMB	25/05/98
B	ATM Room located adjacent to entrance lobby	KAC	20/07/98
C	Extension in external masonry walls	SDD	07/06/99
E	Submission for planning	SDD PH	17/07/00

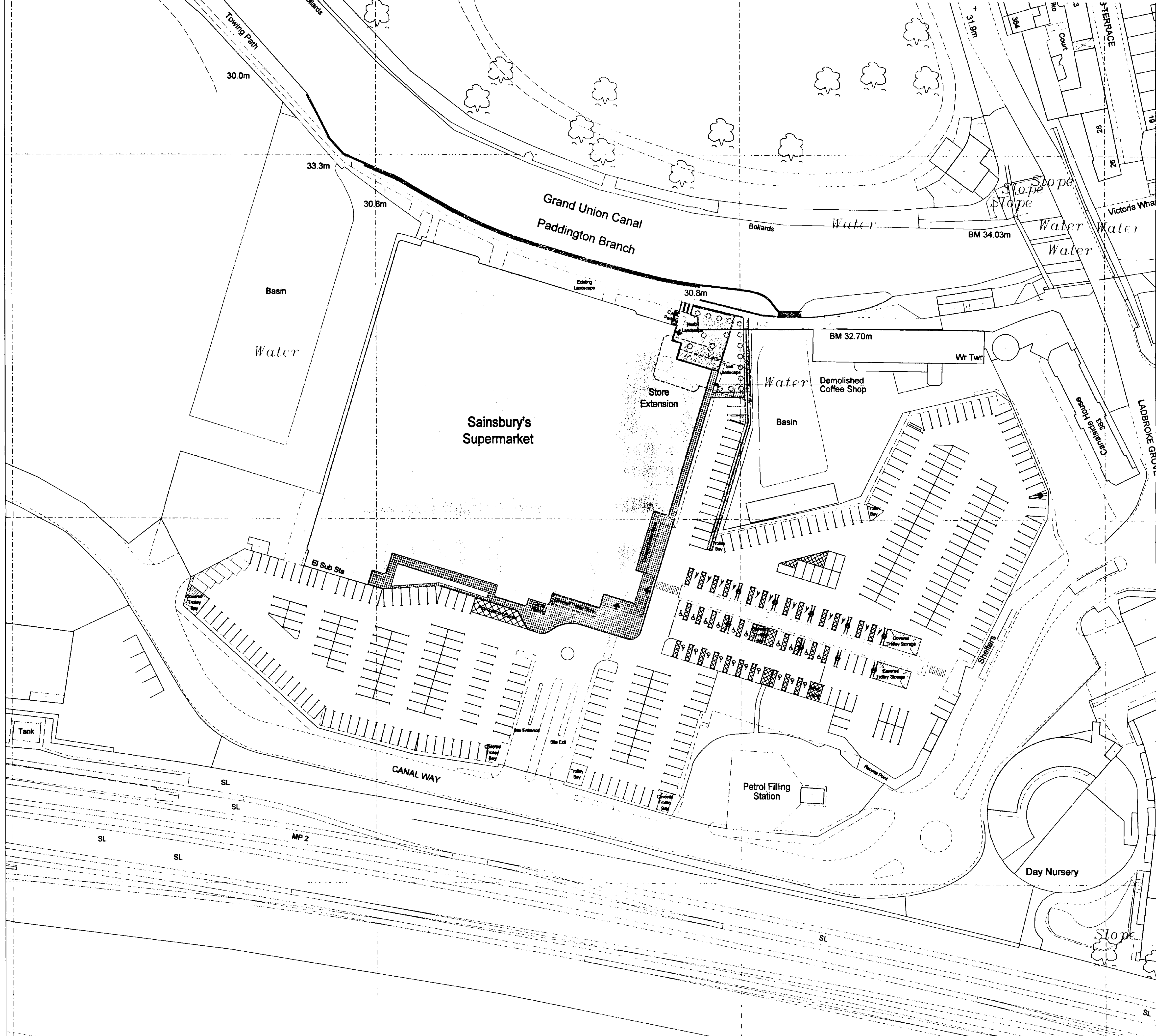
98/11871B

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18 JUL 2000	



DOUGLAS MARRIOTT
 WORSY ROBINSON
 CHARTERED ARCHITECTS
 1 WESTMINSTER BRIDGE ROAD
 LONDON SE1 7PL
 TELEPHONE 0171-928 0456
 FAX 0171-928 1593

PROJECT Proposed Extension at Ladbroke Grove	
CLIENT Sainsbury's Supermarkets Ltd.	
DRAWING TITLE Proposed Store Plan	
PROJECT No. 1742	NORTH POINT
DRAWING No. A1/105	REVISION E
DRAWN SDD	CHECKED PH
DATE Mar 00	SCALE 1:200BA1



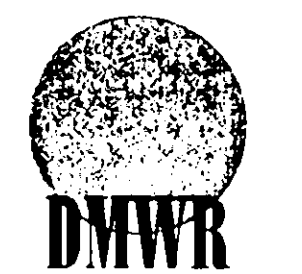
USE DIMENSIONS SHOWN ON THIS DRAWING. CONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE STARTING WORK. THE DRAWING IS UNREVISED.

REVISIONS			
REV	NOTES	BY	CHD DATE
A	New shopfront area revised. Entrance moved to corner. customer toilets / ATMs relocated	SMB	25/05/98
B	ATM Room located adjacent to entrance lobby	KAC	20/07/98
C	Extension in external masonry walls	SDD	10/06/99
E	Submission for planning	SDD PH	17/07/00

Existing Standard Trolley Bays	10
Existing Standard Parking Spaces	421
Existing Parent and Child Parking Spaces	8
Existing Disabled Parking Spaces	27
TOTAL	456
Proposed Standard Parking Spaces	384
Proposed Parent and Child Parking Spaces	12
Proposed Disabled Parking Spaces	20
TOTAL	416
Proposed Standard Trolley Bays	3
Proposed Covered Trolley Bays	4
Proposed Covered Trolley Storages	2
Area Covered Trolley Stores	m ² 125
Area Covered Trolley Car Parks	m ² 163
TOTAL	m² 288

98/1187/B

RECEIVED BY PLANNING SERVICES
16 JUL 2000



DOUGLAS MARRIOTT
WORBY ROBINSON
CHARTERED ARCHITECTS
1 WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 0171-928 0456
FAX 0171-928 1593

PROJECT Proposed Extension at Ladbroke Grove	
CLIENT Sainsbury's Supermarkets Ltd.	
DRAWING TITLE Proposed Site Plan	
PROJECT No. 1742	NORTH POINT
DRAWING No. A1/104	REVISION E
DRAWN SDD	CHECKED PH
DATE Mar 00	SCALE 1:500@A1

✓
2/2
① PC
② RT
③

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EX DIR	HDC	C	SW	SE	DNF	AO ACK	
21 FEB 2001							(34)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	



Bettridge Turner & Partners

Cobham Gate
34 Anyards Road, Cobham
Surrey KT11 2LA

Telephone 01932 867773
Facsimile 01932 866094
E-mail mail@bt-p.co.uk

Our ref: IR/jf/20176 www.bt-p.com

20 February 2001 Midlands
Telephone 01905 794784
Facsimile 01905 774425

Hertfordshire
Telephone 01442 866776
Facsimile 01442 866772

Kent
Telephone 01622 676177
Facsimile 01622 751432

Directors

R G Bettridge
BSc BA C Eng MICE FIHT
MCIWEM

P M E Turner
BSc C Eng MICE FIHT

J C Albrecht
BSc C Eng MICE FIHT

R Welland
BSc MBA C Eng MICE

R S Cooper
B Eng C Eng MICE MIHT MaPS

Technical Directors

R E Cannon
BSc MSc C Eng MICE MIHT
MIAT MCS MaPS

D M Charlton
BSc C Eng MICE MIHT

Associate Directors

B J Gooch
Eng Tech ICE MIHIE AMIHT

S Baldwin
BSc C Eng MStructE MICE

B Cafferkey
B Eng (Hons) MSc C Eng MIEI
MCIWEM

A Roderick
BSc (Hons) MIHT

Cont..... A Division of Livic Ltd
Registered Office
34 Anyards Road, Cobham
KT11 2LA

Registered No
2282693 England

VAT Registered No
494 3917 07

Mr R Thompson
Area Planning Officer
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Dear Sir

**PROPOSED EXTENSION TO SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON
GROUND INVESTIGATION RESULTS AND
ASSESSMENT OF CONTAMINATION**

We have received the preliminary results from the recent ground investigation at the above site. We are awaiting the contractor's final report and will forward it to you when we receive it. However, in view of the urgency we have made an assessment of the information as presented. The test results are attached to this letter.

The assessment of the results and remediation proposals are presented below:

Ground Conditions

The site is currently occupied by part of the supermarket car park. The borehole logs show that the hard surfacing of the car parking is typically underlain by a layer of concrete and a granular Type 1 sub-base. Below this is Made Ground consisting mainly of clay with fragments of brick, ash and concrete. The Made Ground is up to 4.0m in thickness.

Fourteen samples of soil were tested for the ICRCL suite of contaminants.

Soil Contamination

The test results were compared with the ICRCL threshold trigger concentrations (TTC) for parks/playing fields/open space (inorganic contaminants) and landscaped areas/buildings/hard cover (contaminants associated with former coal carbonisation sites).

*Please liaise with Director to
check final report. He
will talk to witnesses
and they should be with
us in a matter of days*

To: Mr R Thompson

Our ref: IR/jf/20176

RE: PROPOSED EXTENSION TO SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON
GROUND INVESTIGATION RESULTS AND
ASSESSMENT OF CONTAMINATION

20 February 2001

The following samples contained contaminants in excess of these concentrations as detailed below:

Contaminant	ICRCL TTC	Borehole/Depth					
		W5 2.0m	W6 3.0m	W12 2.0m	W17 3.0m	W19 1.5m	W20A 1.8m
Total Sulphate (% as 50g)	0.2	0.79	0.55	0.98	0.57	0.86	0.46
Arsenic mg/kg	40				51.1		145.8
Copper mg/kg	130						350
Nickel mg/kg	70						284
Zinc mg/kg	300						446

Raised levels of sulphate were encountered in 6 boreholes. Raised levels of arsenic were encountered in BH17 at 3.0m and BH20A at 1.8m. Raised levels of copper, nickel and zinc were encountered in BH 20A at 1.8m depth.

A sample from each borehole was tested for the presence of asbestos. Asbestos was found in borehole W18 at 1.5m depth in the form of chrysotile (white asbestos) at a concentration of 0.299%.

Total petroleum hydrocarbons were measured in eight boreholes, where odours were noticed during drilling. The measured concentrations were all below the DoE threshold trigger of 2000 mg/kg.

Gas Measurements

Standpipes were installed in four boreholes to allow measurement of gas. The monitoring on 8 February 2001 detected no methane in any standpipe.

Carbon dioxide was measured at a concentration of 0.2% in BH18 and zero in the other boreholes.

Contd.....

- 3 -

To: Mr R Thompson

Our ref: IR/jf/20176

RE: PROPOSED EXTENSION TO SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON
GROUND INVESTIGATION RESULTS AND
ASSESSMENT OF CONTAMINATION

20 February 2001

Further gas monitoring will be carried out.

Remediation Proposals

The results have shown that the Made Ground underlying the site is in general not contaminated. Significant contamination was only identified in borehole W20A and BH17.

It is recommended that this is dealt with by the placing of a 0.5m capillary break layer of imported granular fill beneath the new floor of the supermarket. This coupled with the existing sub-base beneath the car park and the gas membrane will separate the contaminants from potential targets.

The supermarket extension will be founded on piles and pile caps. The spoil excavated for the piles and pile caps should be regarded as contaminated and disposed of at a licensed tip.

It should be assumed that asbestos fibres may be encountered in the excavation for the pile caps and measures taken to protect the public and site workers accordingly. However, the investigation has shown that the quantity of asbestos that will be encountered will be low.

The more widespread raised levels of sulphate can be dealt with by the use of sulphate resisting cement in the piles and pile caps.

It is proposed to incorporate gas protection measures into the extension to match those in the existing building, although the monitoring to date has not shown significant levels of gas to be present at the site.

Cont.....

- 4 -

To: Mr R Thompson

Our ref: IR/jf/20176

RE: PROPOSED EXTENSION TO SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON
GROUND INVESTIGATION RESULTS AND
ASSESSMENT OF CONTAMINATION

20 February 2001

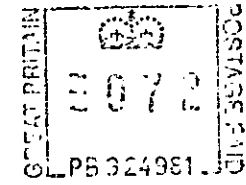
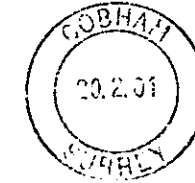
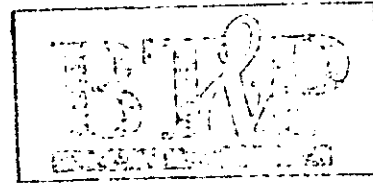
Please call the undersigned if you require any further information or clarification of the above.

Yours faithfully



Iain Robertson
for Bettridge Turner & Partners

cc Mr R Cooper - Bettridge Turner & Partners
Ms A Gudgin - Royal Borough of Kensington & Chelsea
Mr S Coles - MVM Planning
Mr H Grala - Sainsbury's
Mr R Djajasapurta - Gary Gabriel Associates



Mr R Thompson
Area Planning Officer
The Royal Borough of Kensington
and Chelsea
The Town Hall, Hornton Street
London W8 7NX



Soils Limited
 Newton House
 Cross Road
 Tadworth
 Surrey KT20 5SR

Telephone: 01737 814221
 Fax: 01737 812557
 ST@soilslimited.co.uk

FAX

TO: Ian Robertson

FROM: Stuart Taylor

SUBJECT: Canal Way, Kensington

NUMBER OF SHEETS (INCLUDING HEADER): 20

DATE: January 29, 2001

HARD COPY BY POST:

/NO

SUBJECT

Ian
 On behalf of my colleague Rob Higginson please find appended a rough copy of the borehole logs for the above site.

Also appended is a copy of our suggested contamination testing schedule which can be submitted for analysis once we have received your authorisation.

In only a few locations was hydrocarbon contamination noted and this is reflected in the schedule.

No visual evidence of asbestos was noted in any of the samples though we have submitted a nominal ten samples from various depths to verify or otherwise the fieldwork observations.

Kind regards

Stuart Taylor
 For and on behalf of Soils Limited

IN CASE OF POOR RECEIPT CALL 01737 814221



Contamination testing schedule for Canal Way, Kensington

General suite

BH	Depth
W4	1.0 plus asbestos
W5	2.0
W6	3.0 plus asbestos
W7	0.8 plus asbestos
W9	2.0 plus asbestos
W10	1.5 plus asbestos
W11	3.5
W12	2.0
W13	1.3 plus asbestos
W14	2.5
W15	0.8
W17	3.0 plus asbestos
W19	1.45

TPH suite

BH	Depth
W8	1.0
W16	2.5
W18	2.0
	2.4
	2.6
	2.9
W20a	0.8
	1.3
	1.8 PLUS GENERAL SUITE

Asbestos suite

BH	Depth
W14	0.4
W5	0.5
W11	0.5

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth	Thick-ness
.2		0		Paving slab over concrete				.35
.4		0		Type 1 crushed rock				.85
.9		0		Brown clay with brick fragments type 1				.6
1		0						
1.6		0		Brick and ash in silt and sand matrix becoming clayey with depth				.7
2		0						
2.5		0		Firm grey and brown silty CLAY				.45
2.75		0						

Ground Water Record

Strike(m)	Rate	Time (hr)	Stand(m)

Key

- USB sample
- Disc. Sample
- MacIntosh Probe 79mm inc.

Notes

PROJECT Canal Way, North Kensington	DATE 17.01.01	
CLIENT Barridge Turner & Partners	Ref J6696	BH : 4
WINDOW SAMPLER BH LOG		

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth	Thickness
0		0		Paving			0.05	0.07
0.2		0		Builders sand			0.33	
0.5		0		Lean mix concrete and type 2			0.75	
1		0		Green gray and dark grey mottled fine to medium sandy clay with ash and brick fragments becoming more clayey from 0.8m (Strong hydrocarbon/petrol odour)			1.3	
1.5		0		Dark gray/black silt and clay with occasional root fibres (MADE GROUND)			1.75	
2		0		Green grey CLAY			2.25	
2.5		0		Brown silty CLAY			2.85	
3		0					3.1	

Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)

Key

- USB sample
- Disc. Sample
- Mackintosh Probe 75mm dia

NOTES

Pipe installed

PROJECT Canal Way, North Kensington

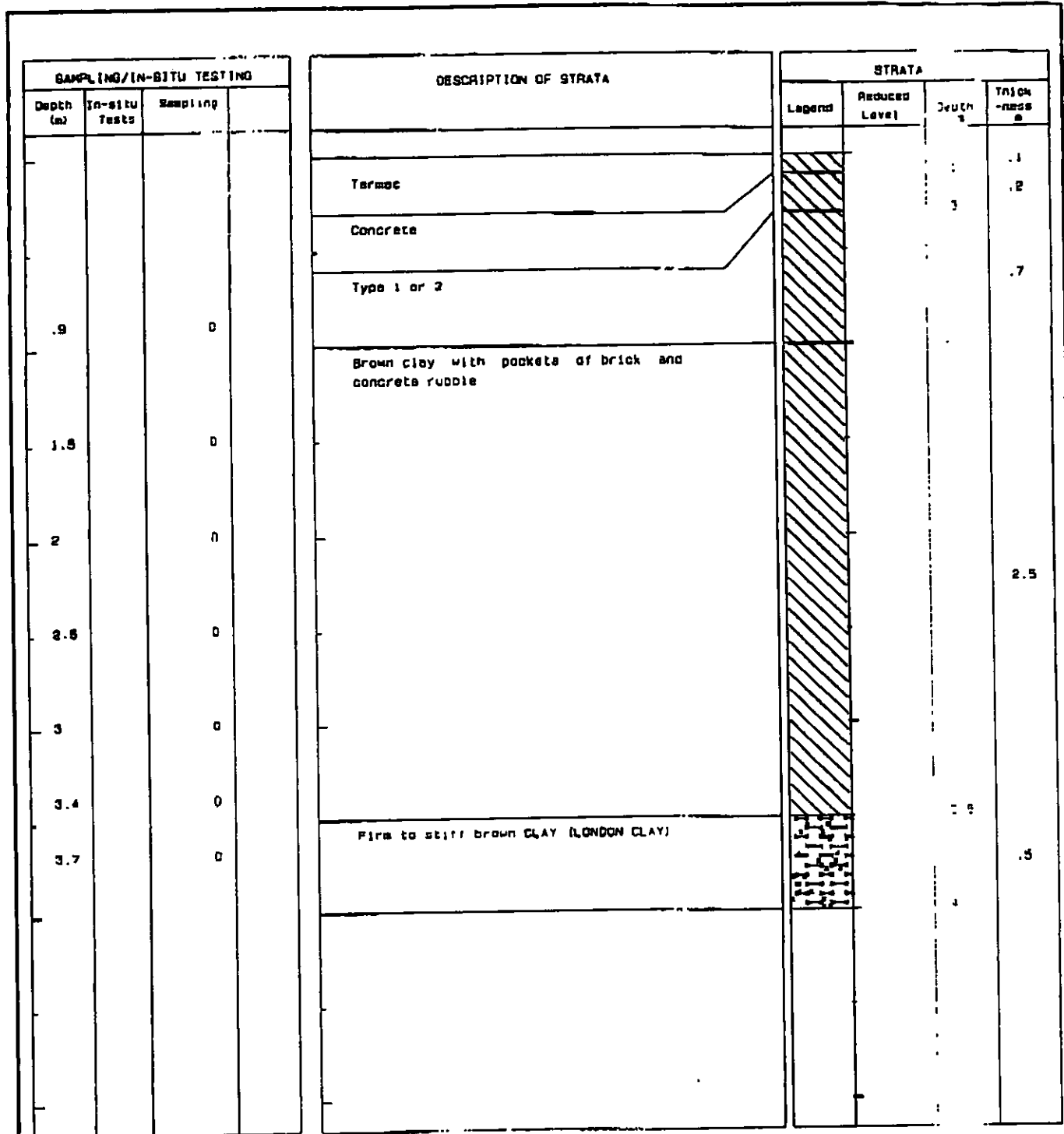
DATE 17.01.01

CLIENT Bettridge Turner & Partners

Ref J6696

BH W5

WINDOW SAMPLER BH LOG



Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)

Key

- I USR sample
- O Dist Sample
- ▽ Mackintosh Probe 75mm inc

Notes

PROJECT Canal Way, North Kensington

DATE 17.01.01

CLIENT Battersea Turner & Partners

Ref J6696

BH 23

WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING			DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling		Legend	Reduced Level	Depth (m)	Thickness (m)
0			Tarmac			0	0.1
			Concrete				0.2
			Type 1				0.7
0.8		0	Soft to firm brown and grey CLAY				
1.5		0					
2		0					
2.5		0					
3		0					1.5

Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)

Key

- USB sample
- Dist. Sample
- Mackintosh Probe
- See inc.

Notes

PROJECT Canal Way, North Kensington	DATE 17.01.01	
CLIENT Batbridge Turner & Partners	Ref J6696	BH 17
WINDOW SAMPLER BH LOG		

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth	Thickness #
								.1
				Termac				.2
				Concrete				.3
.5		0						
.7		0		Type 1				
1		0		Brown clay fill with fragments of concrete pushing fragments of concrete down into clay				
2		0						3.4
3		0						
4		0						

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

- | U38 sample
- 0 Dir Sample
- ▽ Mackintosh Probe 75mm inc.

Notes

Well installed at 0.5m

PROJECT
Genel Way, North Kensington

DATE
17.01.01

CLIENT
Battridge Turner & Partners

Ref
J6696

BH 5

WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
				Asphalt				.1
				Concrete				.2
.5		C		Type 1				
1		D						1.7
1.5		D						
2		D		Pea shingle and flint				.7
2.5		D						
3		D		Soft to firm gray CLAY				.8
3.8		D						

Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)

Key

- U3M sample
- D Dist. Sample
- ▽ Mackintosh Probe 75mm inc

Notes

PROJECT
Gensl Way, North Kensington

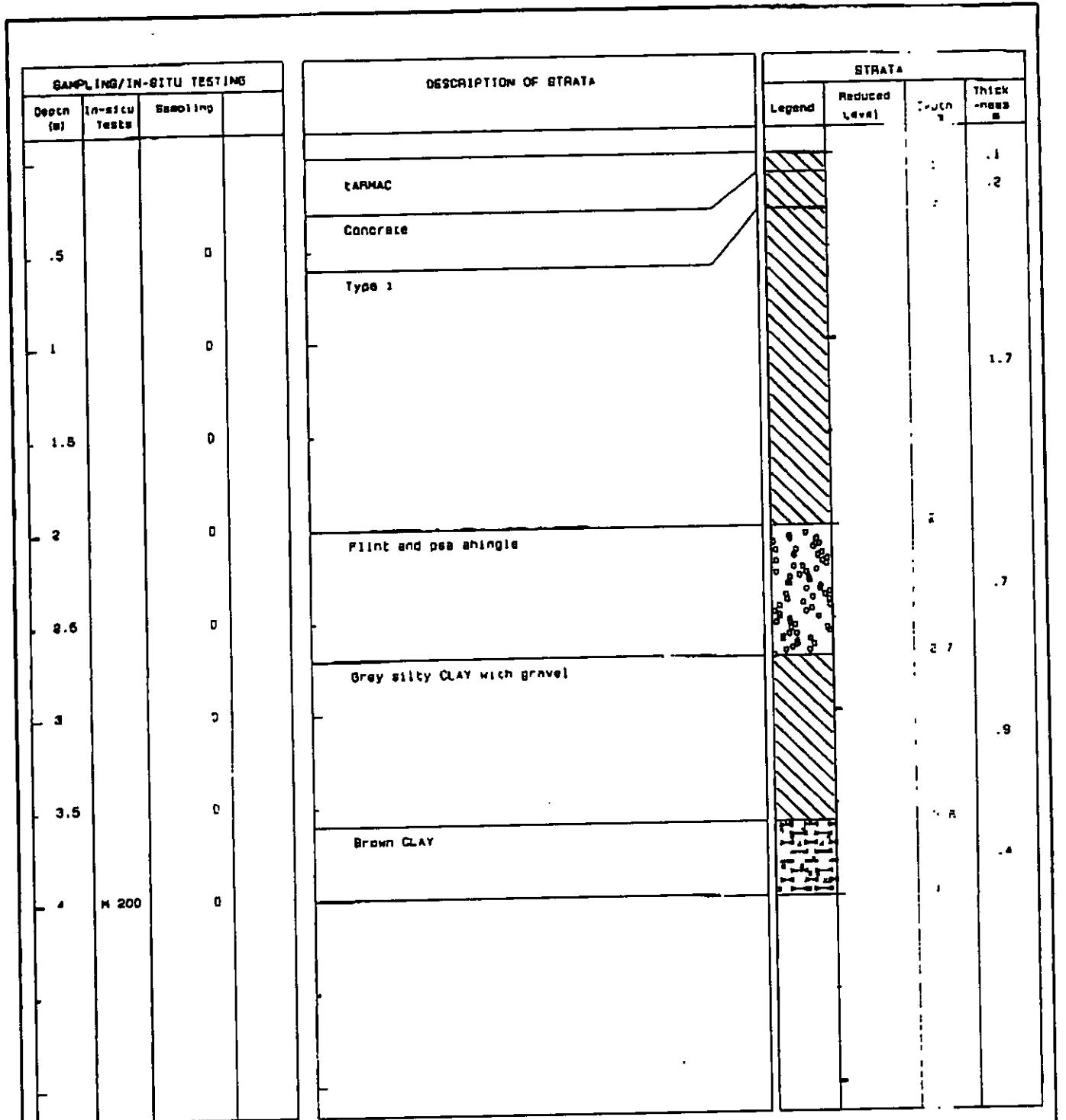
DATE
17.01.01

CLIENT
Batbridge Turner & Partners

Ref
J6696

BH 13

WINDOW SAMPLER BH LOG



Ground Water Record

Grains (m)	Rate	Time (hr)	Stand (m)

Key

- USB sample
- Dist. Sample
- ▽ Mackintosh Probe 75mm inc.

NOTES

PROJECT Canal Way, North Kensington

DATE 17.01.03

CLIENT Battridge Turner & Partners

Ref J6696

BH 10

WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Distn	Thick-ness
				Tarmac				.1
				Concrete				.2
.5		0		Type 1				7
1		0		Type 1 with clay binder				1
2		0		reddish brown silty clayey flint gravel fill				1
2		0		Grey and brown silty clay fill with brick fragments @ 3.0m very wet pockets of black ash				1
3.5		0						
4		0						

Ground Water Record

Strike (m)	Rate	Time (hr)	Scandial

Key

- USB sample
- Dist. Sample
- Macintosh Probe 7500 inc

Notes

PROJECT Canal Way, North Kensington	DATE 17.01.01	
CLIENT Batbridge Turner & Partners	Ref J6696	BH 111
WINDOW SAMPLER BH LOG		

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA				
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth	Thickness	
				terrac				.1	
				Concrete				.2	
				Type 1				.8	
1		0		Brown silty sandy clay with concrete and brick. lumps of concrete at 2.0-2.2m					
1.5		0							1.1
2		0							
2.2		0							

Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)

Key

- 1 USB sample
- 0 Dist. Sample
- Heckintosh Probe 75mm inc.

Notes

PROJECT Ganal Way, North Kensington	DATE 17.01.01	
CLIENT Barridge Turner & Partners	Ref J6696	BH 12
WINDOW SAMPLER BH LOG		

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth (m)	Thickness (m)
.3		0		Concrete			1	.1
				Concrete			2	.2
1		0		Type 1 or 2			7	.7
				Brown clay fill with type 1 mixed in and concrete			1	.8
1.3		0						
1.5		0		Weak concrete / lean mix concrete at 1.6m			1.5	.1
							1.6	

Ground Water Record

Strike(s)	Rate	Time (hr)	Stand (m)

Key

- USB sample
- Dist. Sample
- Macintosh Probe 75cm inc.

NOTES

PROJECT Canal Way, North Kensington	DATE 17.01.01	
CLIENT Battridge Turner & Partners	Ref J6696	BH A13
WINDOW SAMPLER BH LOG		

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth (m)	Thickness (m)
				ceramic				.1
				Concrete				.2
.4		0						
.7		0		Type 1 or 2 . then grey and brown clay with ? flint. concrete and brick				1.8
1.5		0						
				Grey and brown sand with brick, concrete and packets of clayey ash and brown clay				1.3
2.5		0						
3		0		Grey and brown CLAY				.6
3.5		0						
				Brown CLAY				.3
4		0						

Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)

Key

- I UOQ sample
- O Dist Sample
- ▽ Hackintosh Probe 75mm inc.

Notes

PROJECT Canal Way, North Kensington


DATE 17.01.01

CLIENT Bectridge Turner & Partners

Ref J6696

BH 114




WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth (m)	Thickness (m)
.8		0		Tarmac			0	.1
				Concrete			0	.2
				Type 1 or 2				.9

Ground Water Record

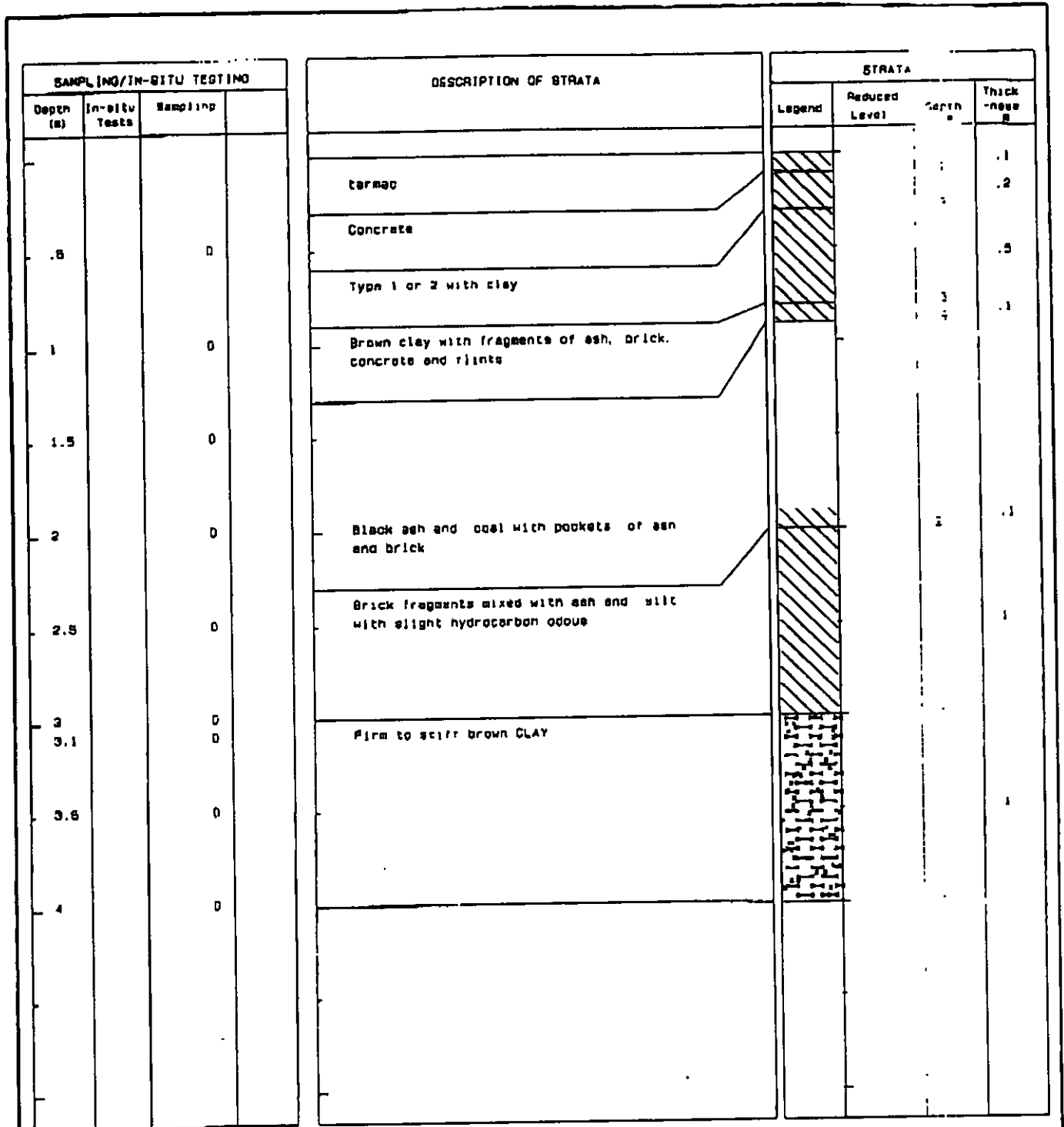
Strike (m)	Rate	Time (hr)	Stand (m)

Key

-  USB sample
-  Disc Sample
-  Mackintosh Probe
- 75mm inc

Notes

PROJECT Canal Way, North Kensington	DATE 17.01.01	
CLIENT Battridge Turner & Partners	Ref J6696	BH :15
WINDOW SAMPLER BH LOG		



Ground Water Record

Strike(m)	Rate	Time (hr)	Stand(m)
2.4			

Key

- § USB sample
- D Dist Sample
- ▽ Mackintosh Probe 75mm inc.

NOTES

PROJECT Canal Way, North Kensington

DATE 17.01.01

CLIENT Bettridge Turner & Partners

Ref J6696

BH :16

WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth (m)	Thickness (m)
								.1
				Tarmac				.2
				Concrete				.6
.5		0		Type 1 hardcore				
1		0		Soft to firm brown clay with fragments of brick becoming grey				.2
1.5		0		Grey and black ash and brick in silty clayey matrix with pockets of brown clay, concrete and gravel at 1.8m. from 2.0-3.0m broken brick and ash (0.24 recovered)				
2		0						2.9
3		0						
4		0						

Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)
2.1			

Key

- 1 USB sampler
- 0 Disc Sample
- ▽ Macintosh Probe 75mm inc.

Notes

PROJECT
Consil Way, North Kensington

DATE
17.01.01

CLIENT
Barridge Turner & partners

Ref
J6696

BH W17

WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth (m)	Thickness (m)
.3		0		Termo			.1	.2
				Concrete				
.6		0		Hardcore type 1				.2
.8		0		Grey and black ash mixed with type 1 and silty clayey sand matrix fragments of concrete and pockets of clay				
1		0						1.4
1.5		0						
2		0		Hydrocarbon odour at 2.0-2.4m				.4
2.4		0		Crushed brick and ash with strong hydrocarbon odour and tube covered in green oil				
2.6		0						
2.9		0		Fine brown CLAY				

Ground Water Record

Strike (A)	Rate	Time (hr)	Stand (A)

Key

- I LCB sample
- O Dist Sample
- ▽ Mackintosh Probe 75mm inc.

Notes

Pipe installed

PROJECT Canal Way, North Kensington

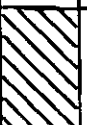


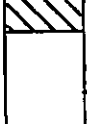
DATE 17 01 01

CLIENT Bactridge Turner & partners

Ref J6696

BH W:18


WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth (m)	Thickness (m)
.3		0		Grass over topsoil				.5
.6		0		Brown and grey ash and brick in clay matrix				.25
1.45		0		Brown clay with occasional flint gravel (fill)				.85
2		0		dark grey and black ash and coal in clayey matrix mixed with brown and grey clay		1.6 1.75		.15
								.95
						2.7		

Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)

Key

- I USB sample
- D Disc Sample
-  MACHINCOH Probe 75mm Inc.

Notes

Pipe installed to 2.4m

PROJECT Canal Way, North Kensington

DATE 17.01.01

CLIENT Bactridge Turner & partners

Ref J6696

BH 19

WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Section	Thickness
.2		0		Termac				.1
				Concrete				.2
.75		0		Type 1 or 2 over crushed concrete with occasional pockets of brown dense clay				.8
1		0						

Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)

Key

- U30 sample
- 0 Dist Sample
- MACKINOSH Probe 75mm Inc.

Notes

Construction at 1.2m

PROJECT Conal Way, North Kensington	DATE 17.01.01	
CLIENT Battbridge Turner & partners	Ref J6696	BH 20
WINDOW SAMPLER BH LOG		

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth	Thickness
				Tarmac			.1	
				Concrete			.5	
				Type 2 with concrete and reinforcing			.1	
.8		0		Type 2 and greenish grey sandy clay with ash and brick and faint coal tar odour			.3	
1.3		0		Greenish grey sandy clay with brick, ash and concrete fragments and faint coal tar odour			1	
1.8		0		Peashingle				
2.3		0						.7
2.7		0		Greenish grey clay with peashingle and type 2			2.7	.9

Ground Water Record

Strike (m)	Rate	Time (hr)	Stand (m)

Key

- U38 Sample
- D Disc Sample
- ▽ Mackintosh Probe 75mm Inc.

NOTES

hole collapsed from 1.0-2.0m

PROJECT Canal Way, North Kensington

DATE 17.01.01

CLIENT Battridge Turner & partners

Ref J6696

BH 020a

WINDOW SAMPLER BH LOG



Soils Limited
Newton House
Cross Road
Tadworth
Surrey KT20 5SR

Telephone: 01737 814221
Fax: 01737 812557

FAX

TO: Mr I Robertson

FROM: Rob Higginson

SUBJECT: Canal Way

NUMBER OF SHEETS (INCLUDING HEADER): Eight

DATE: 16 February 2001

HARD COPY BY POST:

NO

SUBJECT

Contamination test results from Canal Way, gas results to follow.

Regards

Rob Higginson

IN CASE OF POOR RECEIPT CALL 01737814221

ENVIRONMENTAL ANALYSIS LTD

15 Burgess Road, Lybogue Lane Industrial Estate, Hastings, East Sussex TN35 4NF
 Tel: 01424 44403 Fax: 01424 44299 info@environmentalanalysis.com

ANALYTICAL REPORT No. R53985

Your Job No: J6696
 Reporting Date: 16/02/01

Location: Canal Way, Kensington

CLIENT: Soils Limited
 Newton House, Cross Road
 Tadworth, Surrey KT20 5SR

F.A.O:	Soils	TP/BH	Depth (m)	Our ref	BHW4	BHW5	BHW6	BHW7	BHW9	BHW10	BHW11	BHW12	BHW13	BHW14
	Arsenic		(mg/kg)	N	7.2	11.9	7.8	15.9	17.1	16.6	12.7	10.9	15.1	14.6
	Cadmium		(mg/kg)	N	0.8	0.5	<0.5	0.9	0.7	1.3	<0.5	0.8	<0.5	0.8
	Chromium		(mg/kg)	N	19	62	48	6	5	6	10	16	10	43
	Copper		(mg/kg)	N	5	32	32	<1	2	<1	1	20	11	31
	Nickel		(mg/kg)	N	12	29	42	5	4	5	9	20	16	39
	Lead		(mg/kg)	N	49	58	58	93	53	87	21	65	40	55
	Mercury		(mg/kg)	N	<0.5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	Selenium		(mg/kg)	N	<0.5	1.6	1.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.2
	Zinc		(mg/kg)	N	88	83	95	123	118	140	48	99	94	76
	Water Soluble Boron		(mg/kg)	N	1.2	0.8	1.2	<0.5	0.5	0.6	0.7	1.4	0.8	1.1
	pH		(Value)	N	8.6	8.1	8.0	8.9	9.0	8.8	8.7	8.2	10.2	8.3
	Total Sulphate		(% as SO ₄)	N	<0.01	0.79	0.55	0.04	0.02	0.02	0.09	0.98	0.07	0.13
	Total Phenols		(mg/kg)	N	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	Total Cyanide		(mg/kg)	N	<1	<1	1.6	<1	<1	<1	<1	7.8	2.2	<1
	Free Cyanide		(mg/kg)	N	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	Electrical Conductivity		(µS/cm)	N	469	888	1710	323	189	289	242	7190	1005	570
	Elemental Sulphur		(mg/kg)	N	48	250	80	<20	21	47	40	153	39	30
	Total PAH		(mg/kg)	N	3.0	4.4	32.7	2.8	2.0	1.1	3.6	3.8	4.8	4.6
	Tricyanate		(mg/kg)	N	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
	Hexavalent Chromium		(mg/kg)	N	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2

Checked by: Sk

C.P.V. Knight

Descriptions of methods & performance data available on request (V6)
 N = NAMAS accredited test
 Other tests not accredited

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 Directors: C.P.V. Knight BSc EurChem CChem FRSC, G.A. Knight, S.J.V. Knight, B.M. Perry.

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15 Burgess Road, Ivyhouse Lane Industrial Estate, Haslemere, East Sussex TN35 4NR
 Fax: 01424 442259 info@environmentalanalysis.com
 Tel: 01424 444433

ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

Your Job No: J6696

Reporting Date: 16/02/01

Page 2 of 8

CLIENT: Soils Limited
 Newton House, Cross Road
 Tadworth, Surrey KT20 5SR

F.A.O: Rob Higginson

Soils

	TP/BH	BHW15	BHW17	BHW18	BHW20A
	Depth (m)	0.80	3.00	1.50	1.80
	Cur/ref	87693	87694	87695	87703
Asbestos	(mg/kg) N	7.2	51.1	11.6	145.8
Cadmium	(mg/kg) N	1.0	1.4	<0.5	3.6
Chromium	(mg/kg) N	4	37	39	261
Copper	(mg/kg) N	<1	63	27	350
Nickel	(mg/kg) N	6	46	38	284
Lead	(mg/kg) N	68	128	24	521
Mercury	(mg/kg) N	<0.5	<0.5	<0.5	0.7
Selenium	(mg/kg) N	<0.5	0.7	1.0	0.8
Zinc	(mg/kg) N	110	109	75	446
Water Soluble Boron	(mg/kg) N	<0.5	1.6	2.8	2.7
pH	(Value) N	9.2	10.4	8.1	7.7
Total Sulphate	(% as SO ₄) N	0.10	0.57	0.86	0.46
Total Phosols	(mg/kg) N	<1	<1	<1	<1
Total Phosols	(mg/kg) N	<1	4.8	<1	18.9
Total Cyanide	(mg/kg) N	<1	<1	<1	<1
Free Cyanide	(mg/kg) N	173	968	1314	1448
Electrical Conductivity	(µS/cm)	76	60	200	1714
Elemental Sulphur	(mg/kg) N	1.1	19.1	38.9	271.4
Total PAH	(mg/kg) N	<2	<2	<2	<2
Thiocyanate	(mg/kg) N	<2	<2	<2	<2
Hexavalent Chromium	(mg/kg) N	<2	<2	<2	<2

Checked by:

SK

C.P.V. Knight

Descriptions of methods & performance data available on request (V8)
 N = N/A/NAS accredited test
 Other tests not accredited

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 Directors: C.P.V. Knight BSc EurChem CChem FRSC, C.A. Knight, S.M.V. Knight, B.M. Peary.

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16 Burgess Road, Wythouse Lane Industrial Estate, Hastings, East Sussex TN35 4NR
 Tel: 01424 444433 Fax: 01424 442299 info@environmentalanalysis.com

ANALYTICAL REPORT NO. R53985

Location: Canal Way, Kensington

Your Job No: J6698

Reporting Date: 16/02/01

CLIENT: Soils Limited
 Newton House, Cass Road
 Tadworth, Surrey KT20 5SR

F.A.O: Rob Higgins

Soils	TP/BH Depth (m) Our ref	BHW5 1.00 87698	BHW16 2.50 87687	BHW18 2.00 87698	BHW18 2.40 87699	BHW18 2.60 87700	BHW20A 0.80 87701	BHW20A 1.30 87702	BHW20A 1.80 87703
Total Petroleum Hydrocarbons	(mg/kg) N	<5	13	<5	80	845	11	9	62

Checked by: SK

C.P.V. Knight

Descriptions of methods & performance data available on request (N)

N = NAMAS accredited test

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Tel: 01424 444433 Fax: 01424 442299 info@environmentalanalysis.com

ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

CLIENT: Soils Limited
Newton House, Cross Road
Tadworth, Surrey KT20 5SR

Your Job No: J6696

Reporting Date: 16/02/01

F.A.O: Rob Higginson

Asbestos Identification

Sample ref:
Depth (m):
Our ref:
Description of Sample Matrix:
Overall Percentage of Asbestos Identified:
Comments:
No asbestos identified

BHW4
1.00
87683
Clay with sand and stones
<0.001 %

Sample ref:
Depth (m):
Our ref:
Description of Sample Matrix:
Overall Percentage of Asbestos Identified:
Comments:
No asbestos identified

BHW6
3.00
87685
Clay
<0.001 %

Sample ref:
Depth (m):
Our ref:
Description of Sample Matrix:
Overall Percentage of Asbestos Identified:
Comments:
No asbestos identified

BHW7
0.80
87686
Grey shale with sand
<0.001 %

Sample ref:
Depth (m):
Our ref:
Description of Sample Matrix:
Overall Percentage of Asbestos Identified:
Comments:
No asbestos identified

BHW9
2.00
87687
Sand with gravel and clay
<0.001 %

Descriptions of methods & performance data available on request (VD)
Asbestos identification = NAMAS accredited method
Percentage of asbestos identified is not accredited

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Checked by:



C.P.V. Knight

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 Tel: 01424 444433 Fax: 01424 442299 info@environmentalanalysis.com

ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

CLIENT: Soils Limited
 Newton House, Cross Road
 Tadworth, Surrey KT20 5BR

Your Job No: J8696

Reporting Date: 16/02/01

F.A.O: Rob Higginson

Asbestos Identification

Sample ref: BHW10
 Depth (m): 1.50
 Our ref: 87688
 Description of Sample Matrix: Sandy clay with gravel
 Overall Percentage of Asbestos Identified: <0.001 %
 Comments:
 No asbestos identified

Sample ref: BHW13
 Depth (m): 1.30
 Our ref: 87691
 Description of Sample Matrix: Sandy clay with rubble
 Overall Percentage of Asbestos Identified: <0.001 %
 Comments:
 No asbestos identified

Sample ref: BHW15
 Depth (m): 0.80
 Our ref: 87683
 Description of Sample Matrix: Sandy clay with stones
 Overall Percentage of Asbestos Identified: <0.001 %
 Comments:
 No asbestos identified

Sample ref: BHW17
 Depth (m): 3.00
 Our ref: 87694
 Description of Sample Matrix: Sandy clay with stones
 Overall Percentage of Asbestos Identified: <0.001 %
 Comments:
 No asbestos identified

Descriptions of methods & performance data available on request (V6)
 Asbestos identification = NAMAS accredited method
 Percentage of asbestos identified is not accredited

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Checked by: SK

C.P.V. Knight

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Tel: 01424 444433 Fax: 01424 442299 info@environmentalanalysis.com

ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

CLIENT: Soils Limited
Newton House, Cross Road
Tadworth, Surrey KT20 8FR

Your Job No: J6896

Reporting Date: 16/02/01

F.A.O: Rob Higginson

Asbestos Identification

Sample ref:	BHW16
Depth (m):	2.50
Our ref:	87697
Description of Sample Matrix:	Sandy clay with stones
Overall Percentage of Asbestos Identified:	<0.001 %
Comments:	
No asbestos identified	

Sample ref:	BHW14
Depth (m):	0.40
Our ref:	87704
Description of Sample Matrix:	Sand with stones
Overall Percentage of Asbestos Identified:	<0.001 %
Comments:	
No asbestos identified	

Sample ref:	BHW8
Depth (m):	0.50
Our ref:	87705
Description of Sample Matrix:	Grey shale with sandy clay
Overall Percentage of Asbestos Identified:	<0.001 %
Comments:	
No asbestos identified	

Sample ref:	BHW11
Depth (m):	0.50
Our ref:	87706
Description of Sample Matrix:	Grey shale with sandy clay
Overall Percentage of Asbestos Identified:	<0.001 %
Comments:	
No asbestos identified	

Descriptions of methods & performance data available on request (V8)
Asbestos identification - NAMAS accredited method
Percentage of asbestos identified is not accredited

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Checked by:

SK

C.P.V. Knight

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Tel: 01424 444433 Fax: 01424 442289 info@environmentalanalysis.com

ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

CLIENT: Soils Limited
Newton House, Cross Road
Tadworth, Surrey KT20 5SR

Your Job No: J6699

Reporting Date: 16/02/01

F.A.O: Rob Higginson

Asbestos Identification

Sample ref:
Depth (m):
Our ref:
Description of Sample Matrix:
Overall Percentage of Asbestos Identified:
Comments:
No asbestos identified

BHW8
1.00
87707
Heavy clay
<0.001 %

Sample ref:
Depth (m):
Our ref:
Description of Sample Matrix:
Overall Percentage of Asbestos Identified:
Comments:
No asbestos identified

BHW12
1.00
87708
Sandy clay with stones
<0.001 %

Sample ref:
Depth (m):
Our ref:
Description of Sample Matrix:
Overall Percentage of Asbestos Identified (approximate):
Type of Asbestos Identified:


BHW18
1.50
87709
Asbestos rope in soil
0.299 %
Chrysotile (white)

Sample ref:
Depth (m):
Our ref:
Description of Sample Matrix:
Overall Percentage of Asbestos Identified:
Comments:
No asbestos identified

BHW19
0.70
87710
Heavy clay with few stones
<0.001 %

Descriptions of methods & performance data available on request (V0)
Asbestos identification - NAMAS accredited method
Percentage of asbestos identified is not accredited

mp
www.environmentalanalysis.com

Checked by: 

C.P.V. Knight



Soils Limited
Newton House
Cross Road
Tadworth
Surrey KT20 5SR

Telephone: 01737 814221
Fax: 01737 812557

FAX

TO: Ian Robertson

FROM: Karen Moger

SUBJECT: Canal Way

NUMBER OF SHEETS (INCLUDING HEADER):2

DATE: 19 February 2001

HARD COPY BY POST: YES/NO

SUBJECT

Please find appended gas results as requested

Regards

Karen

IN CASE OF POOR RECEIPT CALL 01737814221

GAS MONITORING SHEET

JOB NAME: Canal Way		JOB NO: J6696				DATE: 08/02/01	
Borehole No.	Atmospheric Pressure	O ₂	LEL	CH ₄	CO ₂	Flow Rate	Water Level
5	992	19.6	0.0	0.0	0.0		0.0 at top
8	992	18.7	0.0	0.0	0.0		2.200
11	992	19.9	0.0	0.0	0.0		2.400
18	992	19.8	0.0	0.0	0.2		1.550
ATMOS	993	20.3	0.0	0.0	0.0		

bk in + pe ach → RT

CONSULTING CIVIL AND
STRUCTURAL ENGINEERS &
TRANSPORTATION PLANNERS



Bettridge Turner & Partners

Cobham Gate
34 Anyards Road, Cobham
Surrey KT11 2LA

Telephone 01932 867773
Facsimile 01932 866094
E-mail mail@bt-p.co.uk
www.bt-p.com

19 March 2001 Midlands
Telephone 01905 794784
Facsimile 01905 774425

Hertfordshire
Telephone 01442 866776
Facsimile 01442 866772

Kent
Telephone 01622 676177
Facsimile 01622 751432

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MCIWEM

P M E Turner
BSc C Eng MICE FIHT

J C Albrecht
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R S Cooper
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D M Charlton
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Eng Tech ICE MIHIE AMIHT

S Baldwin
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B Cafferkey
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MCIWEM

A Roderick
BSc (Hons) MIHT

Cont.....

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Mr R Thompson
Area Planning Officer
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

✓
CT
20/3/2001

Our ref: IR/jf/20176

19 March 2001

Dear Sir

**PROPOSED EXTENSION TO SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON
FINAL GROUND INVESTIGATION RESULTS AND
ASSESSMENT OF CONTAMINATION**

We have received the final report from the recent ground investigation at the above site (copy enclosed). We have made an assessment of the information and produced remediation proposals which are presented below:

Ground Conditions

The site is currently occupied by part of the supermarket car park. The borehole logs show that the hard surfacing of the car parking is typically underlain by a layer of concrete and a granular Type 1 sub-base. Below this is Made Ground consisting mainly of clay with fragments of brick, ash and concrete. The Made Ground is up to 4.0m in thickness.

Fourteen samples of soil and three samples of groundwater were tested for the ICRCCL suite of contaminants.

Soil Contamination

The test results were compared with the ICRCCL threshold trigger concentrations (TTC) for parks/playing fields/open space (inorganic contaminants) and landscaped areas/buildings/hard cover (contaminants associated with former coal carbonisation sites).

RECEIVED BY PLANNING SERVICES									
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20 MAR 2001									
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To: Mr R Thompson

Our ref: IR/jf/20176

RE: PROPOSED EXTENSION TO SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON
FINAL GROUND INVESTIGATION RESULTS AND
ASSESSMENT OF CONTAMINATION

19 March 2001

The following samples contained contaminants in excess of these concentrations as detailed below:

Contaminant	ICRCL TTC	Borehole/Depth					
		W5 2.0m	W6 3.0m	W12 2.0m	W17 3.0m	W19 1.5m	W20A 1.8m
Total Sulphate (% as 50g)	0.2	0.79	0.55	0.98	0.57	0.86	0.46
Arsenic mg/kg	40				51.1		145.8
Copper mg/kg	130						350
Nickel mg/kg	70						284
Zinc mg/kg	300						446

Raised levels of sulphate were encountered in 6 boreholes. Raised levels of arsenic were encountered in BH17 at 3.0m and BH20A at 1.8m. Raised levels of copper, nickel and zinc were encountered in BH 20A at 1.8m depth.

A sample from each borehole was tested for the presence of asbestos. Asbestos was found in borehole W18 at 1.5m depth in the form of chrysotile (white asbestos) at a concentration of 0.299%.

Total petroleum hydrocarbons were measured in eight boreholes, where odours were noticed during drilling. The measured concentrations were all below the DoE threshold trigger of 2000 mg/kg.

Groundwater

Groundwater was encountered between 1m and 2.5m below existing ground level. The groundwater test results showed that the groundwater is generally uncontaminated with the exception of slightly raised levels of sulphate in BH18.

Cont.....

To: Mr R Thompson

Our ref: IR/jf/20176

RE: PROPOSED EXTENSION TO SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON
FINAL GROUND INVESTIGATION RESULTS AND
ASSESSMENT OF CONTAMINATION

19 March 2001

Gas Measurements

Standpipes were installed in four boreholes to allow measurement of gas. Readings were taken on 19 and 22 January and 8 and 28 February 2001. No methane was recorded in any of the standpipes.

The maximum concentration of carbon dioxide was 0.2% in BH18 on 8 February 2001 and zero in the other boreholes.

Remediation Proposals

The results have shown that the Made Ground underlying the site is in general not contaminated. Significant contamination was only identified in borehole W20A and BH17.

It is recommended that this is dealt with by the placing of a 0.5m capillary break layer of imported granular fill beneath the new floor of the supermarket. This coupled with the existing sub-base beneath the car park and the gas membrane will separate the contaminants from potential targets.

The supermarket extension will be founded on piles and pile caps. The spoil excavated for the piles and pile caps should be regarded as contaminated and disposed of at a licensed tip.

Groundwater that is encountered in the pile cap excavations should either be disposed off-site by tanker or re-circulated back to the ground.

It should be assumed that asbestos fibres may be encountered in the excavation for the pile caps and measures taken to protect the public and site workers accordingly. However, the investigation has shown that the quantity of asbestos that will be encountered will be low.

Cont.....

- 4 -

To: Mr R Thompson

Our ref: IR/jf/20176

RE: PROPOSED EXTENSION TO SAINSBURYS STORE
CANAL WAY, NORTH KENSINGTON
FINAL GROUND INVESTIGATION RESULTS AND
ASSESSMENT OF CONTAMINATION

19 March 2001

The more widespread raised levels of sulphate in the soil and groundwater can be dealt with by the use of sulphate resisting cement in the piles and pile caps.

It is proposed to incorporate gas protection measures into the extension to match those in the existing building, although the monitoring to date has not shown significant levels of gas to be present at the site.

Please call the undersigned if you require any further information or clarification of the above.

Yours faithfully



Iain Robertson
for Bettridge Turner & Partners

cc Mr R Cooper - Bettridge Turner & Partners – letter only
Ms A Gudgin - Royal Borough of Kensington & Chelsea
Mr S Coles - MVM Planning
Mr H Grala - Sainsbury's
Mr R Djajasapurta - Gary Gabriel Associates

Ground Investigation



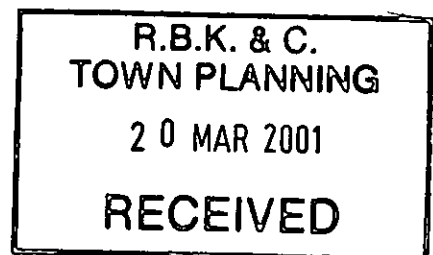
Factual Report On A Ground Investigation

At

Canal Way, North Kensington

For

Bettridge Turner & Partners



Soils Limited
Newton House
Cross Road
Tadworth
Surrey KT20 5SR
☎ 01737 814221
☎ 01737 812557

REPORT J6696

Factual Ground Investigation Report

Job Title: Canal Way, North Kensington

Client: Bettridge Turner & Partners

CONTROL DOCUMENT

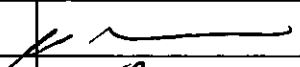
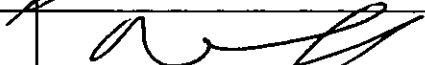
SOILS LIMITED DOCUMENT REFERENCE NUMBER:
J6696

DOCUMENT TYPE: Factual Report

DOCUMENT STATUS: FINAL Revision:

DATE: 15 March 2001

Note: This is not a valid document for use in the design of the project unless it is titled **Final** in the Document Status box.

	Name	Signature
Prepared by:	R Higginson	
Checked by:	N Lambert	

Soils Limited
Newton House
Tadworth
Surrey KT20 5SR
Phone 01737 814221
Fax 01737 812557



Factual Report On A Ground Investigation

At

Proposed Extension to Sainsbury's Store, Canal Way, North Kensington

For

Bettridge Turner & Partners

1.0 Introduction

1.1 General

This report presents the results of an investigation of the sub-surface ground conditions for a proposed extension to Sainsbury's Store, Canal Way, North Kensington.

In the following sections, a summary of the local geology is presented together with a discussion on ground conditions and fieldwork and the results of chemical laboratory tests made on soil and groundwater samples taken during the course of the fieldwork.

A description of the fieldwork is presented in Appendix A, together with the trial hole logs.

The results of the chemical laboratory tests carried out on soil and groundwater samples obtained from the trial holes are presented in Appendix B.

1.2 Aims of the Investigation

The investigation was to be undertaken to provide information on the ground, groundwater and landfill gas conditions by means of an intrusive investigation undertaken using window sampler equipment and wells installed within three of the boreholes. Subsequent chemical laboratory testing was to be made on soil and groundwater samples taken from the boreholes.

The scope of the initial investigation was as outlined in the tender document provided by Bettridge Turner & Partners and subsequent acceptance of tender by Bettridge Turner & Partners acting on behalf of their clients Sainsbury plc.

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Soils Limited ref:J6696
Author: R. B. Higginson
28 February, 2001
☎01737 814221
Email: rbh@soilslimited.co.uk



1.3 Location

The site was located within the existing Sainsbury's Store complex on the east side of the main building within an area of car parking and access road.

The O.S. National Grid Reference at the centre of the site was approximately TQ 237 823. The general site location is given on Figure 1. The locations of the boreholes are shown on Figure 2 which is a copy of part of Bettridge Turner & Partners drawing number 20176/001.

1.4 Scope Of Work

The scope of work was to comprise:

Documentary Study

- Examination of the relevant geological map and memoir.

Site Works

- The drilling of up to twenty seven boreholes using window sampler equipment;
- The installation of gas monitoring standpipe in three boreholes;
- Logging, sampling and *in-situ* testing as appropriate to the ground conditions encountered in the boreholes.

Laboratory Testing

- The undertaking of chemical laboratory testing in accordance with a testing schedule, supplied by Bettridge Turner & Partners, to include testing for the presence chemical contamination on soils and groundwater recovered from the boreholes and to test for the presence of asbestos.

Reporting

- Factual reporting on the results of the fieldwork, *in-situ* and chemical laboratory testing.

The field investigation was performed in accordance with the recommended practices of BS 5930:1999 and BS and BS1377:1990 Part 9. There was no British Standard applicable to the window sampler drilling method at the time of the preparation of this report.

The chemical analyses were undertaken by Environmental Analysis Limited in accordance with their NAMAS accredited test methods or their documented in-house testing procedures.

This investigation did not comprise an environmental audit of the site or its environs.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sample borehole implies the specific technique used to produce a trial hole.

1.5 Limitations and Disclaimers

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief as described in Section 1.4 of this report. As such these do not necessarily address all aspects of ground behaviour at the site.

The analyses, conclusions and recommendations relate to the proposed extension to the Sainsbury's Store at Canal Way, North Kensington. Attention is drawn to the fact that these analyses are based on data obtained from the trial holes and associated laboratory and *in-situ* testing. The possibility of variation in ground conditions around the trial holes should not be overlooked. Any opinion or diagram of a possible configuration of strata beyond the trial holes or extrapolated to greater depth is conjectural and given for guidance only. No liability can be accepted for such variations.

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. "Contaminated Land" is defined in Section 57 of the Environment Act 1995 as "*Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be caused*".

No analyses, or recommendations in respect of contamination of soil or groundwater or the presence of asbestos are made in respect of the prevention of harm to end-users within this report. This investigation and report do not address, define, or make recommendations in respect of environmental liabilities.

2.0 Documentary Study

2.1 Anticipated Geology

The 1:50 000 Geological Survey of Great Britain (England and Wales), sheet number 256 of the North London area showed the site to be located on the London Clay.

The strata names were taken from the geological map and memoir. A recent revision of stratigraphical names has changed the names of many of the strata that were previously used. However, none are noted in the following sections (ref: *A guide to British stratigraphical nomenclature*. CIRIA Special Publication 149. 1998).

2.1.1 London Clay

London Clay comprises stiff grey fissured clay, weathering to brown near surface. Concretions of argillaceous limestone in nodular form (Claystones) occur throughout the formation. Crystals of gypsum (Selenite) are often found within the weathered part of the London Clay, and precautions against sulphate attack to concrete are sometimes required.

The lowest part of the formation is a sandy bed with black rounded gravel and occasional layers of sandstone and is known as the Basement Beds.

In the north London area the upper part of the London Clay has been disturbed by glacial action and may contain pockets of sand and gravel.

3.0 Site Conditions

3.1 Ground Conditions

On the 17th, 18th, 19th and 22nd January 2001, eighteen boreholes were drilled using window sampling equipment. At each location a hand excavated starter pit was dug in order to establish whether any services were present.

The soil conditions encountered were recorded and soil sampling commensurate with the purposes of the investigation was carried out. The depths given on the borehole logs and quoted in this report were measured from ground level directly adjacent to the individual trial hole.

The soils encountered from immediately below ground surface have been described in the following manner. Where the soil incorporated an organic content such as either decomposing leaf litter or roots, or has been identified as part of the *in-situ* weathering profile, it has been described as Topsoil both on the logs and within this report. Where the soil has, in general, been found to have the same composition as the 'Topsoil' but also incorporated a minor constituent, e.g. less than an estimated 5%, of possibly non-naturally occurring material, or is of uncertain origin, the soil has been described as Topsoil/Made Ground both on the log and within this report. Where man has clearly either placed the soil, or the composition altered with say greater than an estimated 5% of a non-natural constituent, it has been referred to as Made Ground both on the log and within this report.

For more complete information about the soils encountered reference should be made to the detailed records given within Appendix A, but for the purposes of discussion the succession of conditions encountered in the trial holes in descending order can be summarised as follows:

Made Ground
over
London Clay

3.1.1 Made Ground

Made Ground was found in each of the boreholes. The succession of the Made Ground was generally found to comprise tarmac over red brown silty sandy well graded angular gravel which extended to a typical depth of 1.0 metre below existing ground level but was found to a maximum depth of about 2.7 metres below existing ground level in Borehole 9. This soil was absent from Boreholes 6 and 19.

Underlying the red brown silty sandy well graded angular gravel there was a variable sequence of sandy clay, flint gravel, ash etc. At several

locations the Made Ground was found to have a distinct hydrocarbon type odour.

The Made Ground was found to extend to depths in the range 1.5 metres below existing ground level to a maximum depth in excess of 4.0 metres below existing ground level.

In several of the boreholes the thickness of the Made Ground was not proved. In Boreholes 8, 11 and 17 the boreholes were abandoned at depth due to collapse of the hole when the drilling string was removed or an obstruction was encountered that prevented further penetration. In Borehole 8 a concrete obstruction was pushed down the borehole by the drilling tool and it was not possible to prove whether natural ground had been encountered.

Boreholes 12, 13, 15, 20 and 20a were all located in the south east corner of the proposed development and the ground could not be penetrated. In Borehole 19 a void was encountered from 2.3 metres to 2.7 metres below existing ground level and then the ground could not be penetrated. It is considered likely that a pipe was located within this area.

3.1.2 London Clay

London Clay was found from the base of the Made Ground in Boreholes 4, 5, 6, 7, 9, 10, 14, 16 and 18 to the base of the boreholes. The London Clay generally comprised firm grey brown, in places fissured, silty clay. In Boreholes 5 and 14 the London Clay was considered to be contaminated directly beneath the Made Ground due to discoloration of the soil.

3.4 Groundwater

Groundwater was only encountered Boreholes 16 and 17 at 2.4 metres and 2.1 metres below existing ground level respectively.

Landfill gas wells were installed in Boreholes 5, 8, 11 and 18 and groundwater records associated with landfill gas readings are given within the landfill gas section of this report.

Groundwater equilibrium conditions may only be conclusively established by means of a series of measurements made in a standpipe, or piezometer installed in the ground after completion of site works. Changes in groundwater level do occur for a number of reasons including seasonal effects and variations in drainage.

The investigation was conducted in January (2001), when groundwater levels should be close to their annual maximum, i.e. highest, elevation. It may be that the long-term groundwater elevation may increase at some time in the future.

4.0 Discussion Of Chemical Laboratory Tests

4.1 Chemical Laboratory Tests

Soil samples were submitted for chemical laboratory testing. Fourteen of the soil samples were tested for schedule given below and eight were tested for total petroleum hydrocarbons (TPH) as instructed by Bettridge Turner & Partners.

SCHEDULE

Electrical Conductivity
pH
Sulphate/Total
Free Cyanide
Total Cyanide
Thiocyanate
Total Phenols
Free Sulphur
Total PAH
Total Lead
Total Cadmium
Total Mercury
Total Arsenic
Total Chromium
Hexavalent Chromium
Total Copper
Total Zinc
Total Nickel
Water Soluble Boron
Selenium

The test results are given in the Certificates presented in Appendix B.

4.2 Asbestos Tests

Sixteen soil samples were submitted for asbestos identification as instructed by Bettridge Turner & Partners.

The test results are given in the Certificates presented in Appendix B.

4.3 Groundwater Tests

Three samples of groundwater, taken from the gas monitoring wells, were submitted for chemical laboratory testing. The samples were taken from Boreholes 5, 8 and 18 and the testing schedule as instructed by Bettridge Turner & Partners is given below.

SCHEDULE

Electrical Conductivity
pH
Sulphate/Total
Free Cyanide
Total Cyanide
Thiocyanate
Total Phenols
Free Sulphur
Total PAH
Total Lead
Total Cadmium
Total Mercury
Total Arsenic
Total Chromium
Hexavalent Chromium
Total Copper
Total Zinc
Total Nickel
Water Soluble Boron
Selenium
TPH

The results of the groundwater chemical tests will be sent as an addendum to this report.

4.4 Landfill Gas Monitoring

Boreholes 5, 8, 11 and 18 had small diameter landfill gas monitoring well installed within each of them.

The well comprised a 31mm I.D. threaded HDPE screen with the top metre being plain casing. The annulus between the borehole wall and the screened length of well was filled with 10mm single size gravel. The annulus over the upper metre of the cased well was sealed with a cement:bentonite grout. A bung with a dual gas tap was installed at the top of the pipe and the well protected by a tamper proof cover.

The headworks consisted of two gas taps, one of which was connected to an internal tube to draw gas from a point approximately one metre below ground level and the

other tap to an internal tube terminating at a nominal depth of 300mm below ground level.

The taps were connected to the flow and return ports on the gas analyser to enable measurements of gas concentrations in the well to be taken without venting to the atmosphere.

Field gas monitoring were to be made directly after installation, 24 hours after installation, one week after installation and one and two months after installation. The results given in this report include those taken to one month after installation. The final two month set of readings will be sent as an addendum to this report.

The concentration of carbon dioxide, oxygen and methane were measured using a portable infrared monitor. Readings of flow-rate were taken with a differential manometer calibrated to give flow rate.

The readings were recorded using a Gas Data Limited Land Monitor System Unit

Gas Composition Readings taken using Gas Data Limited Land Monitor System Unit
Machine serial number LMS1101.G4.12R-1

Reading capability	Range	Accuracy
Oxygen	0 to 25%	+/-0.5%
Methane	0 to 100%	0 to 5% +/- 0.1% at 30% +/- 1.0% to 100% +/- 3.0%
Lower Explosive Level	0 to 5%	0 to 5% +/- 0.1%
Carbon Dioxide	0 to 40%	0 to 10% +/- 0.1% at 40% +/- 3.0%

Gas Flow Rate Readings taken using Gas Data Limited Landfill Gas Flow Monitor Unit
Gas Types Methane, Carbon Dioxide

Reading capability	Range	Accuracy
Flow Rate	+60ltrs/hr to -6ltrs/hr	+/2% fs (0.1ltr/hr)
Volume	+9999ml to -999ml	+/2% fs
Borehole Pressure	+300Pa to -30Pa	+/2% fs

5.5 Gas Measurements from Wells

The measurements of gas concentration are given in the table below.

Gas Monitoring from Wells							
Date	Trial Hole	O ₂ (%)	LEL (%)	CH ₄ (%)	CO ₂ (%)	Flow Rate (litre/hr)	Groundwater (m BGL)
19.01.01	Atmosphere (1017mb)	20.1	0.0	0.0	0.0	Not applicable	Not applicable
	5	19.5	0.0	0.0	0.1	N/R	2.16
	8	20.0	0.0	0.0	0.0	N/R	Dry (3.5m)
	11	19.7	0.0	0.0	0.0	N/R	2.56
	18	19.9	0.0	0.0	0.0	N/R	1.93
22.01.01	Atmosphere (989mb)	20.2	0.0	0.0	0.0	Not applicable	Not applicable
	5	19.8	0.0	0.0	0.0	N/R	1.08
	8	20.0	0.0	0.0	0.0	N/R	2.00
	11	19.7	0.0	0.0	0.0	N/R	2.45
	18	19.2	0.0	0.0	0.0	N/R	1.74
08.02.01	Atmosphere (993mb)	20.3	0.0	0.0	0.0	Not applicable	Not applicable
	5	19.6	0.0	0.0	0.0	N/R	Surface
	8	18.7	0.0	0.0	0.0	N/R	2.20
	11	19.9	0.0	0.0	0.0	N/R	2.40
	18	19.8	0.0	0.0	0.2	N/R	1.55
28.02.01	Atmosphere (987mb)	20.3	0.0	0.0	0.0	Not applicable	Not applicable
	LOST 5						
	8	19.8	0.0	0.0	0.0	-0.1	1.98
	11	19.9	0.0	0.0	0.0	-0.2	2.44
	18	20.1	0.0	0.0	0.0	-0.2	1.85

Notes:

Reading of 0.0 = not detected.

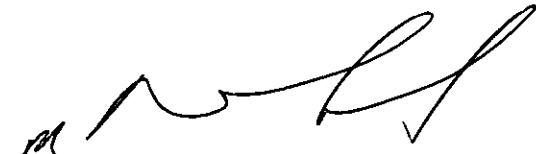
N/R = Not recorded error found in readout unit returned to manufacturer for inspection.

The following figures and appendices complete this report:

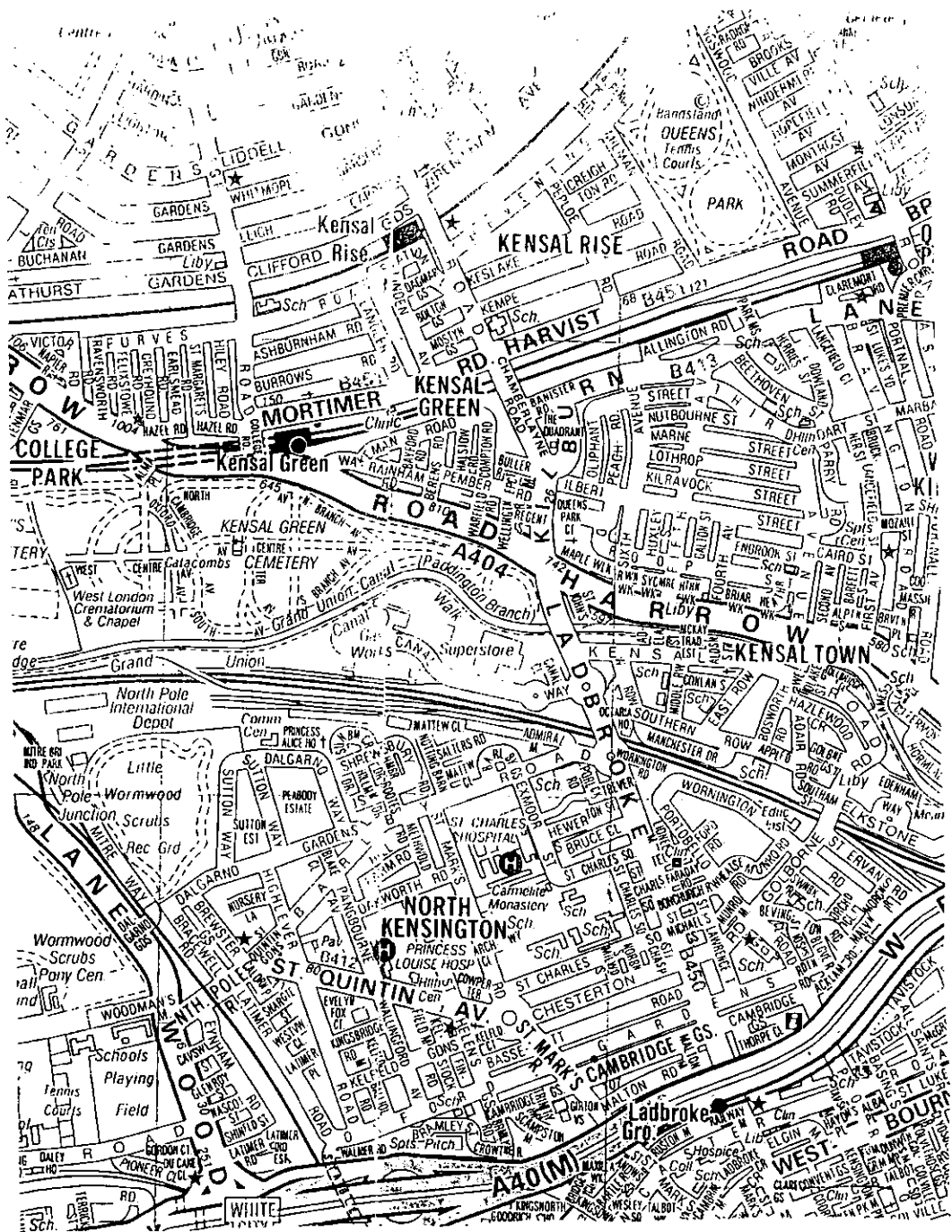
Figure 1	Site Location Plan
Figure 2	Trial Hole Location Plan
Appendix A	Site Testing
Appendix B	Chemical Laboratory Testing



Eur Ing. R. B. Higginson B.Sc., PG. Dip., C.Eng., MICE., FGS.
Geotechnical Advisor

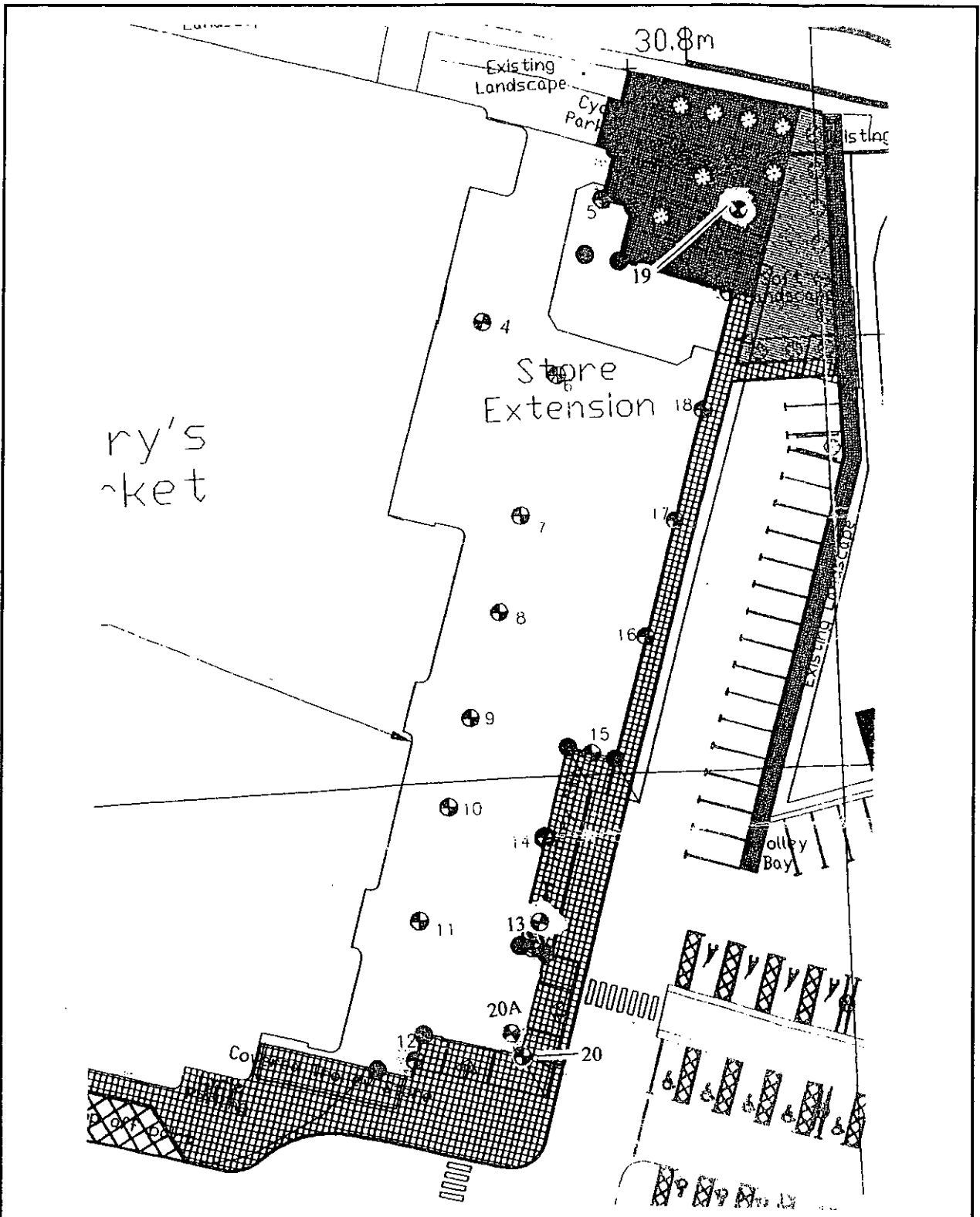


Roger J. Foord BA(Hons), MSc., DIC, FGS.
Principal Geotechnical Engineer



PROJECT Canal Way, North Kensington	DATE Jan 2001	
CLIENT Bettridge Turner & Partners	SCALE NTS	
Site Location Plan	REF: J6696	Fig. No. 1





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PROJECT Canal Way, North Kensington	DATE Jan 2001	
CLIENT Bettridge Turner & Partners	SCALE. NTS	
Trial Hole Location Plan	REF: J6696	Fig. No. 2

Appendix A

Site Testing

Drilling Method

The Window Sampler Boreholes were drilled using hydraulic percussion window-sampling equipment.

Sampling

1. Disturbed Samples

Representative samples of the different strata encountered are taken from the hand auger holes and placed in jars with tight-fitting lids. These samples are examined for soil description.

2. Undisturbed Core Samples

Samples of cohesive soils are taken in 38mm diameter sample tubes driven into the ground by hand. The samples are thus obtained in a relatively undisturbed condition. The sample tubes are sealed with wax and capped to minimise moisture content changes prior to testing in the laboratory.

3. Bulk Samples

Bulk samples of cohesionless soils are taken, the amount being dependent on the grading of the soil. The samples are placed in stout plastic bags to prevent loss of the fine fraction.

The following plates are attached and complete in this Appendix:

Legends and Keys to Trial Holes.
Trial Hole Logs.



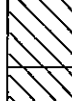


Key to Legends on Logs
Composite soil types e.g. silty clay
shown as combined legend

---	shear surface				Made Ground
C	Cone Penetration Test Blows per 75mm inc				
S	Standard Penetration Test Blows per 75mm inc				Silt
100 200	Partial penetration Total Blow Counts over achieved penetration				Clay
U	100mm thick-walled driven sampler. Blow counts shown under 'U'.				Sand
J	Small disturbed sample				Gravel
B	Bulk disturbed sample				Peat
W	Water sample				Chalk
V 240	Vane Test with cohesion (kPA)				
H 120	Pocket penetrometer Reading approx. cu/2				
		Siltstone	Void		
		Mudstone	Shale		
		Sandstone	Conglomerate		
		Coal seam	Breccia		

Dwg Details

Date	As report	Site	General
By M	Chk App	Dwg Ref	Gen/SK1

Borehole & Trial Pit Key

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
.2		D		Paving slab over concrete (MADE GROUND)		100.428		.35
.4		D		Red brown silty sandy well graded angular gravel (MADE GROUND)		100.08	.35	.65
.9		D		Brown clay with brick fragments and angular gravel (MADE GROUND)		99.43	1	.6
1		D						
1.6		D		Brick and ash fragments in silt and sand matrix becoming clayey with depth (MADE GROUND)		98.83	1.6	.7
2		D						
2.5		D		Firm grey brown silty CLAY (LONDON CLAY)		98.13	2.3	.45
2.75		D						
						97.68	2.75	

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

I	U38 sample
D	Dist. Sample
∇	Mackintosh Probe 75mm inc.

Notes

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PROJECT
Canal Way, North Kensington

DATE
17.01.01

CLIENT
Bettridge Turner & Partners

Ref
J6696

BH W4

WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
.2		D		Paving slab (MADE GROUND)		100.37	.05	.05
				100.3		.12	.07	
.5		D		Yellow brown bedding sand (MADE GROUND)		99.97	.45	.33
				Lean mix concrete rubble in a red brown silty sandy angular gravel matrix (MADE GROUND)				.75
1		D		Green grey and dark grey mottled fine to medium sandy clay with ash and brick fragments becoming more clayey from 0.8m Note: Strong hydrocarbon type odour (MADE GROUND)		99.22	1.2	.3
1.5		D		Dark grey/black silt and clay with occasional root fibres (MADE GROUND)		98.92	1.5	.75
2		D		Green grey silty CLAY (CONTAMINATED LONDON CLAY)		98.17	2.25	.85
2.5		D		Firm to stiff brown silty CLAY (LONDON CLAY)		97.32	3.1	
3		D						

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

U38 sample
Dist. Sample
Mackintosh Probe 75mm inc.

Notes

Pipe installed

PROJECT
Canal Way, North Kensington





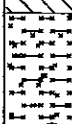
DATE
17.01.01

CLIENT
Bettridge Turner & Partners

Ref
J6696

BH W5




WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
						100.278		
				Tarmac (MADE GROUND)		100.18	.1	.1
				Concrete slab (MADE GROUND)		99.98	.3	.2
				Red brown silty sandy well graded angular gravel (MADE GROUND)				.7
.9		D				99.28	1	
				Brown clay with pockets of brick and concrete rubble (MADE GROUND)				
1.5		D						
2		D						
								2.5
2.5		D						
3		D						
3.4		D						
				Firm to stiff brown silty CLAY (LONDON CLAY)		96.78	3.5	
3.7		D				96.28	4	.5

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

-  U38 sample
-  Dist. Sample
-  Mackintosh Probe
- 75mm inc.

Notes

PROJECT
Canal Way, North Kensington

DATE
17.01.01




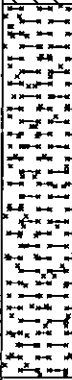
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Bettridge Turner & Partners

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J6696

BH W6

WINDOW SAMPLER BH LOG






SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
						100.313		
				Tarmac (MADE GROUND)		100.21	.1	1
				Concrete slab (MADE GROUND)		100.01	.3	.2
.8		D		Red brown silty sandy well graded angular gravel (MADE GROUND)				1.2
1.5		D		Soft to firm brown and grey mottled CLAY (LONDON CLAY)		98.81	1.5	
2		D						1.5
2.5		D						
3		D				97.31	3	

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

-  U38 sample
-  Dist. Sample
-  Mackintosh Probe 75mm inc.

Notes

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Canal Way, North Kensington

DATE
17.01.01










CLIENT
Bettridge Turner & Partners

Ref
J6696

BH W7

WINDOW SAMPLER BH LOG






SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
						100.302		
				Tarmac (MADE GROUND)		100.2	.1	.1
				Concrete slab (MADE GROUND)		100	.3	.2
.5		D						.3
.7		D		Red brown silty sandy well graded angular gravel (MADE GROUND)		99.7	.6	
1		D						
				Brown clay with occasional ash pockets with fragments of concrete pushing down into clay (MADE GROUND?) NOTE Not possible to indentify if natural ground or Made Ground. Could not penetrate any deeper due to an obstructions at depth				
2		D						3.4
3		D						
4		D				96.3	4	

Ground Water Record

Strikes(n)	Rate	Time(hr)	Stand(m)

Key

-  U38 sample
-  Dist. Sample
-  Mackintosh Probe 75mm inc.

Notes

Well installed at 3.6m

PROJECT Canal Way, North Kensington

DATE 17.01.01




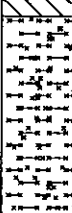
CLIENT Bettridge Turner & Partners

Ref J6696

BH 8

WINDOW SAMPLER BH LOG



SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
.5		D		Tarmac (MADE GROUND)		100.293	.1	.1
				100.19		.2		
1		D		Concrete slab (MADE GROUND)		99.99	.3	.2
				Red brown silty sandy well graded angular gravel (MADE GROUND)				1.7
1.5		D						
2		D						
2.5		D		Red brown fine to medium sub-rounded to sub-angular flint gravel with coarse angular gravel (MADE GROUND)		98.29	2	.7
				97.59		2.7		
3		D		Soft to firm grey brown fissured silty CLAY (LONDON CLAY)				.8
3.5		D				96.79		3.5

Ground Water Record

Strike(n)	Rate	Time(hr)	Stand(m)

Key

I	U38 sample
D	Dist. Sample
▽	Mackintosh Probe 75mm inc.

Notes

PROJECT
Canal Way, North Kensington




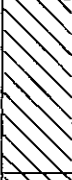
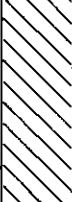
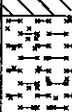

DATE
17.01.01

CLIENT
Bettridge Turner & Partners

Ref
J6696

BH W9




WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
.5		D		Tarmac (MADE GROUND)		100.287	.1	.1
				100.19		.2		
1		D		Concrete slab (MADE GROUND)		99.99	.3	.2
1.5		D		Rad brown silty sandy well graded angular gravel (MADE GROUND)			2	1.7
2		D		Fine to medium sub-rounded to sub-angular flint gravel with occasional coarse angular gravel (MADE GROUND)		98.29	2	.7
2.5		D		Grey brown silty CLAY with occasional fine gravel and very occasional fine brick fragments (MADE GROUND)		97.59	2.7	.9
3		D		Stiff brown grey silty CLAY (LONDON CLAY)		96.69	3.6	.4
4	H 200	D				96.29	4	

Ground Water Record

Strike(n)	Rate	Time(hr)	Stand(m)

Key

	U38 sample
	Dist Sample
	Mackintosh Probe 75mm inc.

Notes

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PROJECT
Canal Way, North Kensington



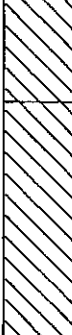



DATE
17.01.01

CLIENT
Bettridge Turner & Partners

Ref
J6696

BH 10




WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
.5		D		Tarmac (MADE GROUND)		100.304	.1	.1
				100.2		.2		
1		D		Concrete slab (MADE GROUND)		100	.3	.2
						.7		
2		D		Red brown silty sandy well graded angular gravel (MADE GROUND)		99.3	1	1
3		D		Red brown silty sandy well graded angular gravel in a clay matrix (MADE GROUND)		98.3	2	1
3.5		D		Red brown silty clayey with abundant well graded flint gravel and occasional concrete fragments (MADE GROUND)		97.3	3	1
4		D		Grey and brown silty clay fill with brick fragments at 3.8m with very wet pockets of black ash Note: hole collapsing two attempts made to extend beyond 4.0m (MADE GROUND)		96.3	4	1

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

-  U38 sample
-  Dist. Sample
-  Mackintosh Probe 75mm inc.

Notes

PROJECT
Canal Way, North Kensington

DATE
17.01.01

CLIENT
Bettridge Turner & Partners

Ref
J6696

BH W11

WINDOW SAMPLER BH LOG



SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
						100.115		.1
				Tarmac (MADE GROUND)		100.01	.1	.2
				Concrete slab (MADE GROUND)		99.81	.3	
				Red brown silty sandy well graded angular gravel (MADE GROUND)		99.01	1.1	.8
1		D						
				Brown silty sandy clay with concrete and brick fragments with concrete rubble at 2.0-2.2m Note: Unable to penetrate (MADE GROUND)				1.1
1.5		D						
2		D						
2.2		D				97.91	2.2	

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

U38 sample
D Dist. Sample
▽ Mackintosh Probe 75mm inc.

Notes

PROJECT
Canal Way, North Kensington

DATE
17.01.01

CLIENT
Bettridge Turner & Partners

Ref
J6696

BH W12

WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
.3		D		Tarmac (MADE GROUND)		100.145	.1	1
				Concrete slab (MADE GROUND)		100.04		.2
1		D		Red brown silty sandy well graded angular gravel (MADE GROUND)		99.84	.3	.7
				Brown clay fill with red brown silty sandy well graded coarse gravel and concrete fragments (MADE GROUND)		99.14		1
1.3		D						.5
1.5		D		Concrete Note: Unable to penetrate (MADE GROUND)		98.64	1.5	.1
						98.54	1.6	

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

I	U38 sample
O	Dist. Sample
∇	Mackintosh Probe 75mm inc.

Notes

PROJECT
Canal Way, North Kensington




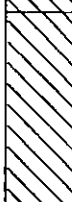
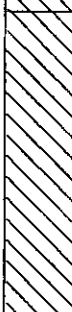
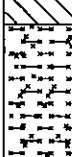

DATE
17.01.01

CLIENT
Bettridge Turner & Partners

Ref
J6696

BH W13





WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
						100.234		
				Tarmac (MADE GROUND)		100.13	.1	.1
.4		D		Concrete slab (MADE GROUND)		99.93	.3	.2
.7		D		Red brown silty sandy well graded angular gravel (MADE GROUND)				.7
1.5		D		Grey and brown clay with brick and concrete fragments and gravel (MADE GROUND)		99.23	1	.5
2.5		D		Grey brown sand with brick and concrete fragments with pockets of clayey ash and brown silty clay (MADE GROUND)		98.43	1.8	1.3
3		D						
3.5		D		Grey brown silty CLAY with fine black pockets (CONTAMINATED LONDON CLAY)		97.13	3.1	.6
4		D		Brown grey silty CLAY (LONDON CLAY)		96.53	3.7	.3
						96.23	4	

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

-  U38 sample
-  Dist. Sample
-  Mackintosh Probe
-  75mm inc.

Notes

PROJECT
Canal Way, North Kensington

DATE
17.01.01

CLIENT
Bettridge Turner & Partners

Ref
J6696

BH W14

WINDOW SAMPLER BH LOG



SAMPLING/IN-SITU TESTING			DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling		Legend	Reduced Level	Depth m	Thickness m
.8	D		Tarmac (MADE GROUND)		100.16	.1	.1
			100.06		.2		
			99.86		.3	.2	
			98.96		1.2	.9	
			Red brown silty sandy well graded angular gravel Note: concrete obstruction at 1.2m unable to penetrate (MADE GROUND)				

Ground Water Record

Strike(n)	Rate	Time(hr)	Stand(m)

Key

- U38 sample
- D Dist. Sample
- Mackintosh Probe 75mm inc.

Notes

PROJECT Canal Way, North Kensington

DATE 17.01.01

CLIENT Bettridge Turner & Partners

Ref J6696

BH W15

WINDOW SAMPLER BH LOG



SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
.5		D		Tarmac (MADE GROUND)		100.029	.1	.1
				Concrete slab (MADE GROUND)		99.93		.2
1		D		Red brown silty sandy well graded angular gravel with clay pockets (MADE GROUND)		99.73	.3	.5
				Brown clay with fragments of ash, brick, concrete and flints (MADE GROUND)		99.23		.8
1.5		D						1.1
2		D		Black ash and coal with pockets of ash and brick (MADE GROUND)		98.13	1.9	.1
				Brick fragments mixed with ash and silt with slight hydrocarbon type odour (MADE GROUND)		98.03		2
2.5		D						1.2
3		D		Firm to stiff brown silty CLAY (LONDON CLAY)		96.83	3.2	
3.5		D						.8
4		D				96.03	4	

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)
2.4			

Key

I	USB sample
D	Dist. Sample
▽	Mackintosh Probe 75mm inc.

Notes

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PROJECT
Canal Way, North Kensington

DATE
17.01.01

CLIENT
Bettridge Turner & Partners

Ref
J6696

BH W16

WINDOW SAMPLER BH LOG

SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
							.1	.1
				Tarmac (MADE GROUND)			.2	
				Concrete slab (MADE GROUND)			.3	
.5		D		Red brown silty sandy well graded angular gravel (MADE GROUND)			.6	
1		D		Soft to firm brown becoming grey silty clay with brick fragments (MADE GROUND)			.9	.2
1.5		D		Grey and black ash and brick fragments in silty clayey matrix with pockets of brown clay, concrete fragments at 1.8m, from 2.0-3.0m brick and ash fragments Note Poor recovery and hole collapsing		1.1		
2		D						
3		D					2.9	
4		D					4	

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)
2.1			

Key

I	U38 sample
D	Dist. Sample
▽	Mackintosh Probe 75mm inc.

Notes

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PROJECT Canal Way, North Kensington	DATE 17.01.01	
CLIENT Bettridge Turner & Partners	Ref J6696	BH W17
WINDOW SAMPLER BH LOG		



SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
				Tarmac (MADE GROUND)			.1	.1
.3		D		Concrete slab (MADE GROUND)		.3	.2	
.6		D		Red brown silty sandy well graded angular gravel (MADE GROUND)		.6	.3	
.8		D						
1		D						
1.5		D		Grey and black ash mixed with red brown well graded coarse gravel in a silty clayey sand matrix with fragments of concrete and pockets of clay (MADE GROUND) Note: Hydrocarbon type odour from 2.0-2.4m		1.8		
2		D						
2.4		D		Crushed brick and ash with strong hydrocarbon odour and tube covered in green oil (MADE GROUND)		2.4		
2.6		D					.4	
2.9		D					2.8	
				Firm brown silty CLAY (LONDON CLAY)		3	.2	

Ground Water Record

Strike(n)	Rate	Time(hr)	Stand(n)

Key

I	USB sample
D	Dist. Sample
∇	Mackintosh Probe 75mm inc.

Notes

Pipe installed

PROJECT Canal Way, North Kensington	DATE 17.01.01	
CLIENT Bettridge Turner & Partners	Ref J6696	BH W18
WINDOW SAMPLER BH LOG		



SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
.3		D		Grass over topsoil (MADE GROUND)			.5	
.6		D		Brown and grey ash and brick in clay matrix (MADE GROUND)		.5	.25	
				Brown clay with occasional flint gravel (MADE GROUND)		.75	.85	
1.45		D		Dark grey and black ash and coal in clayey matrix mixed with brown and grey clay (MADE GROUND)		1.6	.7	
2		D		Void from 2.3 to 2.7m then unable to penetrate (MADE GROUND)		2.3	.4	
						2.7		

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

- U38 sample
- Dist. Sample
- Mackintosh Probe 75mm inc.

Notes

Pipe installed tp 2.4m

PROJECT Canal Way, North Kensington	DATE 17.01.01	
CLIENT Bettridge Turner & Partners	Ref J6696	BH W19
WINDOW SAMPLER BH LOG		



SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
.2		D		Tarmac (MADE GROUND)			.1	.1
				Concrete slab (MADE GROUND)			.3	.2
.75		O		Red brown silty sandy well graded angular gravel over concrete rubble with occasional pockets of brown clay Note: Unable to penetrate (MADE GROUND)				.9
1		D					1.2	

Ground Water Record

Strike(n)	Rate	Time(hr)	Stand(n)

Key

- U38 sample
- Dist. Sample
- Mackintosh Probe 75mm inc.

Notes

Obstruction at 1.2m

PROJECT Canal Way, North Kensington

DATE 17.01.01

CLIENT Bettridge Turner & Partners

Ref J6696

BH W20

WINDOW SAMPLER BH LOG



SAMPLING/IN-SITU TESTING				DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling			Legend	Reduced Level	Depth m	Thickness m
				Tarmac (MADE GROUND)			.1	.1
				Concrete slab (MADE GROUND)				.5
.8		D		Red brown silty sandy well graded angular gravel with concrete rubble and rebars (MADE GROUND)			.6 .7	.1 .3
1.3		D		Red brown silty sandy well graded angular gravel and greensih grey sandy clay with ash and brick and faint coaltar odour (MADE GROUND)			1	1
1.8		D		Greenish grey sandy clay with brick, ash and concrete fragments and faint coaltar odour (MADE GROUND)			2	
2.3		D		Fine to medium sub-rounded to sub-angular flint gravel (MADE GROUND)				.7
2.7		D		Greenish grey clay with fine to medium sub-rounded to sub-angular flint gravel and red brown angular gravel Note: Hole collapsed to 2.0m on removal of drilling rods (MADE GROUND)			2.7 3	.3

Ground Water Record

Strike(n)	Rate	Time(hr)	Stand(n)

Key

I	U38 sample
D	Dist. Sample
∇	Mackintosh Probe 75mm inc.

Notes

Hole collapsed from 1.0-2.0m

PROJECT Canal Way, North Kensington	DATE 17.01.01	
CLIENT Bettridge Turner & Partners	Ref J6696	BH W20a
WINDOW SAMPLER BH LOG		



APPENDIX B

Published data for threshold and action trigger values of a range of chemical contaminants is given in the following sections together with a brief statement of the hazard presented by each substance.

pH	Neutral pH of 7, lower value for acidic and higher for alkaline conditions. Acidity in soils will yield aggressive conditions to a range of building materials and increase the plant availability of phytotoxic metals.	ICRCL soil trigger value (threshold) pH < 5 (gardens, allotments, landscaped areas) ICRCL soil trigger value (action) pH < 3 (gardens, allotments, landscaped areas)
Conductivity	An indicator of the amount of soluble material present.	
Chloride	High concentrations can result in chloride attack to reinforced concrete.	
Sulphate (total & water soluble)	High concentrations can result in corrosive attack to concrete. Water soluble concentration indicates presence of more aggressive compounds. Phytotoxic, with increased effect in acid soils.	ICRCL soil trigger value (threshold) total 2000mg/kg (all uses). Revised BRE363 concentration 2400mg/kg. ICRCL soil trigger value (action) total 10000 mg/kg (gardens, allotments, landscaped areas), 50000mg/kg (buildings), no limit for hard cover.
Sulphide	Potential for release of toxic Hydrogen Sulphide, of particular concern in confined spaces in presence of water. Cast iron piping is affected by sulphides generated by sulphur-reducing bacteria.	ICRCL soil trigger value (threshold) 250mg/kg (all uses) ICRCL soil trigger value (action) 1000 mg/kg (all uses)
Cyanide	Free and Simple cyanides liberate Hydrocyanic Acid Gas under acid conditions. Complex cyanides do not readily release Hydrocyanic Acid Gas but can be broken down e.g. By exposure to sunlight, to Free Cyanides. Also a hazard by ingestion.	Free cyanide ICRCL soil trigger value (action) 500 mg/kg (all uses) Complex cyanide ICRCL soil trigger value (action) 1000mg/kg (gardens, allotments), 5000mg/kg (landscaped areas), no limit for hard cover Thiocyanate ICRCL soil trigger value (threshold) 50 mg/kg (all uses) ICRCL soil trigger value (action) no limit.
Copper	Toxic by inhalation and ingestion of dusts and fumes of copper salts. Chronic toxicity rare. Phytotoxic with increased effect in acid soils.	ICRCL soil trigger value (threshold) total 130g/kg (areas where plants are to be grown) Note: Phytotoxic effect of copper, nickel and zinc may be accumulative.
Nickel	Toxic in elemental form. Compounds toxic by skin contact and inhalation. Carcinogenic by long term inhalation. Phytotoxic with increased effect in acid soils.	ICRCL soil trigger value (threshold) total 70mg/kg (areas where plants are to be grown) Note: Phytotoxic effect of copper, nickel and zinc may be accumulative.

Zinc	Zinc and compounds of very low toxicity though zinc oxide fumes are poisonous by inhalation.	ICRCL soil trigger value (threshold) total 300mg/kg (areas where plants are to be grown) Note: Phytotoxic effect of copper, nickel and zinc may be accumulative.
Boron	Elemental boron is non-toxic. Compounds may be corrosive to skin and mucous membranes. Phytotoxic with increased effect in acid soils. Grasses not effected. Effects uptake of nutrients by plants.	ICRCL soil trigger value (threshold) water soluble 3mg/kg (areas where plants are to be grown)
Cadmium	Highly toxic in elemental or oxide forms as fumes or dusts by ingestion or inhalation. Carcinogenic by long term exposure. Phytotoxic in high concentrations. Plant uptake results in ingestion via food chain.	ICRCL soil trigger value (threshold) total 3mg/kg (gardens), 15mg/kg (parks, playing fields, open spaces)
Chromium	Chromium is non-toxic in elemental form. Hexavalent compounds are irritant and corrosive to skin after extended contact. Carcinogenic by inhalation of particulate matter. Phytotoxic. Plant uptake results in ingestion via food chain.	ICRCL soil trigger value (threshold) hexavalent 25mg/kg (gardens), total 600mg/kg (gardens, allotments), 1000mg/kg (parks, playing fields, open spaces)
Mercury	Highly toxic by ingestion, inhalation or absorption. Phytotoxic. Plant uptake results in ingestion via food chain.	ICRCL soil trigger value (threshold) total 1mg/kg (gardens, allotments), 20mg/kg (parks, playing fields, open spaces)
Arsenic	Compounds highly toxic by ingestion, inhalation or absorption. Dermatitis by skin contact. Chronic poison by ingestion or inhalation and acute poison at higher concentrations. Plant uptake results in ingestion via food chain. Hazard by ingestion of soil (i.e. by young children - 'pica' habit)	ICRCL soil trigger value (threshold) total 10mg/kg (gardens), 40mg/kg (parks, playing fields). Note: ICRCL threshold for gardens significantly less than naturally occurring concentration. The Netherlands Standards for Soil Contaminants 'B' category total of 30mg/kg (gardens) is used.
Lead	Toxic by inhalation and ingestion particularly to young children though cumulative effects important.	ICRCL soil trigger value (threshold) total 500mg/kg (gardens, allotments), 2000mg/kg (parks, playing fields, open spaces).
Selenium	Toxic by inhalation and ingestion and through damaged skin. Skin contact causes burns.	ICRCL soil trigger value (threshold) total 3mg/kg (gardens, allotments), 6mg/kg (parks, playing fields, open spaces).

Toluene Extractables	Broad-spectrum screening for organics extracted using toluene. Includes tars and oils and tarry substances including road surfacing, roofing materials etc. Where trigger level of 2000mg/kg are exceeded analyses are made for mineral oils and coal tar. Levels of up to 5000mg/Kg have been recorded in humus rich topsoils.	
Phenol	A group of aromatic organic compounds that are derived as by-products from coal carbonisation. Toxic by inhalation, skin contact and ingestion. Can cause chronic poisoning at low level exposures over a prolonged period. Exposure to high concentrations can cause skin burns and damage to nervous system. Will taint water supply if plastic pipes are used below ground. Chlorinated phenols have distinctive TCP odour and are used as a bactericides after dilution.	ICRCL soil trigger value (threshold) 5mg/kg (all uses)ICRCL soil trigger value (action) 200 mg/kg (gardens, allotments), 1000mg/kg (landscaped areas, buildings, hard cover)
PAH	Complex group of organic compounds derived from coal carbonisation process. Constituents of coal tars. Toxicity risk from inhalation of volatile aromatics. Irritant by skin and mucous membrane contact. A number of PAH have been established as human carcinogens after long term exposure. Phytotoxic at higher concentrations. Below ground plastic pipework attacked.	ICRCL soil trigger value (threshold) 50mg/kg (gardens, allotments and play areas), 1000mg/kg (landscaped areas, buildings, hard cover)ICRCL soil trigger value (action) 500 mg/kg (gardens, allotments, play areas), 10000mg/kg (landscaped areas, buildings, hard cover)

Sources Of Contaminants

Metal Compounds

Arsenic

Soil contamination as a result of mining and smelting of metals and extensive use of agricultural preparations such as pesticides and herbicides. The burning of preserved wood produces harmful levels of Arsenic up to 5%, which may be water soluble.

Boron

Manufacturing wastes of certain petrochemical (e.g. nylon) or other industries (e.g. washing powder).

Cadmium

Mining and smelting, pigments, paints, electroplating, PVC stabilisers, fungicides, batteries, photocells, alloys and solders.

Chromium

Natural occurrence, smelting and mining operations: hexavalent compounds within wasters from chrome-plating, anodising, metal surface preparation, chemical industries and pigment manufacture.

Copper

Smelting of cooper ores, waste from electroplating, chemical and textile industries. Waste from the manufacture of pesticides, pigments and antifouling paint.

Lead

Natural occurrence. Smelting and mining operations, batteries, scrap metal, petrol additive, pigment, paints, glass manufacture.

Mercury

Wastes from manufacture or formation of mercury compounds (e.g. process wastes)
Wastes from the use of mercury compounds (e.g. slurries from chlor-alkali, paint, agriculture and pharmaceutical industries).

Nickel

Refining of impure nickel oxides. Wastes from metal finishing processes including electroplating, alloys and stainless steel manufacture, enamel and battery manufacture.

Selenium

By-product of smelting and refining of copper, nickel, silver and gold ores. Waste from the manufacture and reconditioning of "Xerox" drums, the pigment industry and the production of paints containing cadmium orange.

Zinc

Smelting of ore. Waste from metal finishing, battery, pigment plastic, fire retardant and cosmetic manufacture.

Inorganic Compounds

Acids and Alkalis

Inorganic acids in wastes from fertiliser and chemical industries, metal surface preparation and finishing, plastic manufacture. Organic acids in waste from acetate preparation, nylon manufacture, surface metal treatment, the food industry. Natural inorganic and organic acids. Alkalis in waste from the glass, chemical, paper, and fertiliser manufacture.

Cyanides

Simple salts from plating works, heat treatment works. Complex cyanides from photography and pigment manufacture and gasworks sites.

Sulphur

Sulphates from acid rain, dumping of sulphur containing waste (e.g. gypsum), gasworks waste. Sulphides from metal ores, wastes from pigment manufacture, ceramics. Sulphate reducing, sulphide oxidising conditions, by bacterial action. Sulphur native in volcanic regions.

Organic Compounds

Coal Tar

Derived from coal carbonisation process. Gasworks may contain up to 60% coal tar in waste.

Phenols

By product of coal carbonisation industry. Present in waste from gaswork sites, ammoniacal liquors, pentachlorophenol, pharmaceuticals, dyes, indicators.

Polychlorinated biphenyl's (PCBs)

Transformers, capacitors, coolants, hydraulic fluids, lubricating oils (in closed systems). Used in pesticides in the past.

Solvents

Wastes from industry (e.g. printing, oil extraction, degreasing, dry cleaning).

ENVIRONMENTAL ANALYSIS LTD

15 Burgess Road, Ivyhouse Lane Industrial Estate, Hastings, East Sussex TN35 4NR
 Tel: 01424 444433 Fax: 01424 442299 info@environmentalanalysis.com

ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

Your Job No: J6696

CLIENT: Soils Limited

Newton House, Cross Road
 Tadworth, Surrey KT20 5SR

Reporting Date: 16/02/01

F.A.O.: Rob Higginson

Soils	TP/BH	Depth (m)	Our ref	BHW4	BHW5	BHW6	BHW7	BHW9	BHW10	BHW11	BHW12	BHW13	BHW14
				87683	87684	87685	87686	87687	87688	87689	87690	87691	87692
Arsenic	N	(mg/kg)	7.2	11.9	7.8	15.9	17.1	16.6	12.7	10.9	15.1	14.6	14.6
Cadmium	N	(mg/kg)	0.6	0.5	<0.5	0.9	0.7	1.3	<0.5	0.6	<0.5	0.6	0.6
Chromium	N	(mg/kg)	13	62	48	6	5	6	10	16	18	43	43
Copper	N	(mg/kg)	5	32	32	<1	2	<1	1	20	11	31	31
Nickel	N	(mg/kg)	12	29	42	5	4	5	9	20	16	39	39
Lead	N	(mg/kg)	49	56	56	93	53	87	21	65	40	55	55
Mercury	N	(mg/kg)	<0.5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Selenium	N	(mg/kg)	<0.5	1.6	1.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.2
Zinc	N	(mg/kg)	88	83	95	123	118	140	49	99	84	76	76
Water Soluble Boron	N	(mg/kg)	1.2	0.8	1.2	<0.5	0.5	0.6	0.7	1.4	0.6	1.1	1.1
pH	(Value)	N	8.6	8.1	8.0	8.9	9.0	8.8	8.7	8.2	10.2	8.3	8.3
Total Sulphate	(% as SO ₄)	N	<0.01	0.79	0.55	0.04	0.02	0.02	0.09	0.98	0.07	0.13	0.13
Total Phenols	(mg/kg)	N	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Total Cyanide	(mg/kg)	N	<1	<1	1.6	<1	<1	<1	<1	<1	2.2	<1	<1
Free Cyanide	(mg/kg)	N	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Electrical Conductivity	(µS/cm)	N	469	686	1710	323	189	269	242	7190	1005	570	570
Elemental Sulphur	(mg/kg)	N	48	250	80	<20	21	47	40	153	39	30	30
Total PAH	(mg/kg)	N	3.0	4.4	32.7	2.8	2.0	1.1	3.6	3.6	4.9	4.6	4.6
Thiocyanate	(mg/kg)	N	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
Hexavalent Chromium	(mg/kg)	N	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2

Descriptions of methods & performance data available on request (V6)

N = NAMAS accredited test

Other tests not accredited

PHB

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Checked by:

C.P.V. Knight

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15 Burgess Road, Ivyhouse Lane Industrial Estate, Hastings, East Sussex TN35 4NR
 Tel: 01424 444433 Fax: 01424 442299 info@environmentalanalysis.com

ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

Your Job No: J6696

CLIENT: Soils Limited

Newton House, Cross Road
 Tadworth, Surrey KT20 5SR

Reporting Date: 16/02/01

F.A.O.: Rob Higginson

Soils

	TP/BH	BHW15	BHW17	BHW19	BHW20A
	Depth (m)				
	Our ref				
Arsenic	(mg/kg) N	7.2	51.1	11.6	145.8
Cadmium	(mg/kg) N	1.0	1.4	<0.5	3.8
Chromium	(mg/kg) N	4	37	39	261
Copper	(mg/kg) N	<1	63	27	350
Nickel	(mg/kg) N	6	46	38	284
Lead	(mg/kg) N	66	128	24	521
Mercury	(mg/kg) N	<0.5	<0.5	<0.5	0.7
Selenium	(mg/kg) N	<0.5	0.7	1.0	0.8
Zinc	(mg/kg) N	110	109	75	446
Water Soluble Boron	(mg/kg) N	<0.5	1.6	2.8	2.7
pH	(Value)	9.2	10.4	8.1	7.7
Total Sulphate	(% as SO ₄) N	0.10	0.57	0.86	0.46
Total Phenols	(mg/kg) N	<1	<1	<1	<1
Total Cyanide	(mg/kg) N	<1	4.9	<1	18.8
Free Cyanide	(mg/kg) N	<1	<1	<1	<1
Electrical Conductivity	(µS/cm)	173	988	1314	1448
Elemental Sulphur	(mg/kg) N	76	60	200	1714
Total PAH	(mg/kg) N	1.1	19.1	38.9	271.4
Thiocyanate	(mg/kg) N	<2	<2	<2	<2
Hexavalent Chromium	(mg/kg) N	<2	<2	<2	<2

Checked by:

SK

C.P.V. Knight

Descriptions of methods & performance data available on request (V8)

N = NAMIAS accredited test

Other tests not accredited

res

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Tel: 01424 444433 Fax: 01424 442299 info@environmentalanalysis.com

ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

Your Job No: J6696

Reporting Date: 16/02/01

CLIENT: Soils Limited

Newton House, Cross Road
Tadworth, Surrey KT20 5SR

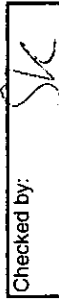
F.A.O: Rob Higginson

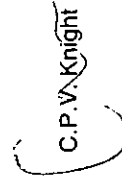
TP/BH	BHW5	BHW16	BHW18	BHW18	BHW18	BHW20A	BHW20A	BHW20A
Depth (m)	1.00	2.50	2.00	2.40	2.60	0.80	1.30	1.80
Our ref	87696	87697	87698	87699	87700	87701	87702	87703
(mg/kg) N	<5	13	<5	80	846	11	9	62

Total Petroleum Hydrocarbons

Descriptions of methods & performance data available on request (V8)
N = NAMAS accredited test
ME

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C.P.V. Knight

ENVIRONMENTAL ANALYSIS LABORATORIES

15 Burgess Road, Ivyhouse Lane Industrial Estate, Haslings, East Sussex TN25 4NR
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ANALYTICAL REPORT No. R54177

Location: Canal Way, Kensington

CLIENT: Soils Limited

Newton House, Cross Road
Tadworth, Surrey KT20 5SR

F.A.O.: Rob Higginson

Your Job No.: J6696

Reporting Date: 26/02/01

Waters

	TP/BH Our ref	BH5 89010	BH8 89011	BH16 89012
Arsenic	(µg/l) N	<10	<10	<10
Cadmium	(µg/l) N	<1	<1	<1
Chromium	(µg/l) N	<20	<20	<20
Copper	(µg/l) N	<20	<20	<20
Nickel	(µg/l) N	<20	<20	<20
Lead	(µg/l) N	<20	<20	<20
Mercury	(µg/l) N	<0.2	<0.2	<0.2
Selenium	(µg/l) N	<10	<10	<10
Zinc	(µg/l) N	54	71	52
Boron	(µg/l) N	58	<20	30.1
pH	(Value) N	7.9	9.5	7.6
Sulphate	(mg/l)	114	41	277
Total Phenols	(µg/l)	<0.5	<0.5	<0.5
Total Cyanide	(µg/l) N	145	<5	140
Free Cyanide	(µg/l) N	10	<5	5
Total PAH	(mg/l) N	<0.001	<0.001	<0.001
Thiocyanate	(mg/l) N	<0.1	<0.1	<0.1
Hexavalent Chromium	(µg/l) N	<20	<20	<20
Electrical Conductivity	(µS/cm)	594	246	1082
Total Petroleum Hydrocarbons	(mg/l) N	0.1	0.1	0.1

Checked by: SK

M.J. Varley
Technical Manager

Descriptions of methods & performance data available on request (V6)
N = NATAAS accredited test
Other tests not accredited

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ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

CLIENT: Soils Limited

Newton House, Cross Road
Tadworth, Surrey KT20 5SR

Your Job No: J6696

Reporting Date: 16/02/01

F.A.O: Rob Higginson

Asbestos Identification

Sample ref: BHW4
Depth (m): 1.00
Our ref: 87683
Description of Sample Matrix: Clay with sand and stones
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW6
Depth (m): 3.00
Our ref: 87685
Description of Sample Matrix: Clay
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW7
Depth (m): 0.80
Our ref: 87686
Description of Sample Matrix: Grey shale with sand
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW9
Depth (m): 2.00
Our ref: 87687
Description of Sample Matrix: Sand with gravel and clay
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Descriptions of methods & performance data available on request (V8)

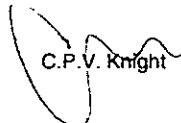
Asbestos identification = NAMAS accredited method

Percentage of asbestos identified is not accredited

PHB

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ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

CLIENT: Soils Limited

Newton House, Cross Road
Tadworth, Surrey KT20 5SR

Your Job No: J6696

Reporting Date: 16/02/01

F.A.O: Rob Higginson

Asbestos Identification

Sample ref: BHW10
Depth (m): 1.50
Our ref: 87688
Description of Sample Matrix: Sandy clay with gravel
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW13
Depth (m): 1.30
Our ref: 87691
Description of Sample Matrix: Sandy clay with rubble
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW15
Depth (m): 0.80
Our ref: 87693
Description of Sample Matrix: Sandy clay with stones
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW17
Depth (m): 3.00
Our ref: 87694
Description of Sample Matrix: Sandy clay with stones
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Descriptions of methods & performance data available on request (V8)

Asbestos identification = NAMAS accredited method

Percentage of asbestos identified is not accredited

PRB

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ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

CLIENT: Soils Limited

Newton House, Cross Road
Tadworth, Surrey KT20 5SR

Your Job No: J6696

Reporting Date: 16/02/01

F.A.O: Rob Higginson

Asbestos Identification

Sample ref: BHW16
Depth (m): 2.50
Our ref: 87697
Description of Sample Matrix: Sandy clay with stones
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW14
Depth (m): 0.40
Our ref: 87704
Description of Sample Matrix: Sand with stones
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW5
Depth (m): 0.50
Our ref: 87705
Description of Sample Matrix: Grey shale with sandy clay
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW11
Depth (m): 0.50
Our ref: 87706
Description of Sample Matrix: Grey shale with sandy clay
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Descriptions of methods & performance data available on request (V8)

Asbestos identification = NAMAS accredited method

Percentage of asbestos identified is not accredited

PRS

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ANALYTICAL REPORT No. R53985

Location: Canal Way, Kensington

CLIENT: Soils Limited

Newton House, Cross Road
Tadworth, Surrey KT20 5SR

Your Job No: J6696

Reporting Date: 16/02/01

F.A.O: Rob Higginson

Asbestos Identification

Sample ref: BHW8
Depth (m): 1.00
Our ref: 87707
Description of Sample Matrix: Heavy clay
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW12
Depth (m): 1.00
Our ref: 87708
Description of Sample Matrix: Sandy clay with stones
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Sample ref: BHW18
Depth (m): 1.50
Our ref: 87709
Description of Sample Matrix: Asbestos rope in soil
Overall Percentage of Asbestos Identified (approximate): 0.299 %
Type of Asbestos Identified: Chrysotile (white)

Sample ref: BHW19
Depth (m): 0.70
Our ref: 87710
Description of Sample Matrix: Heavy clay with few stones
Overall Percentage of Asbestos Identified: <0.001 %
Comments:
No asbestos identified

Descriptions of methods & performance data available on request (V8)

Asbestos identification = NAMAS accredited method

Percentage of asbestos identified is not accredited

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Tel: 01424 444433 Fax: 01424 442299 info@environmentalanalysis.com

Sample Receipt and Test Dates

CLIENT: **Soils Limited**
Newton House, Cross Road
Tadworth, Surrey KT20 5SR

ANALYTICAL REPORT No. R53985
Location: Canal Way, Kensington

Your Job No: J6696
Sample Receipt Date: 05/02/01
Reporting Date: 16/02/01

Soil Samples

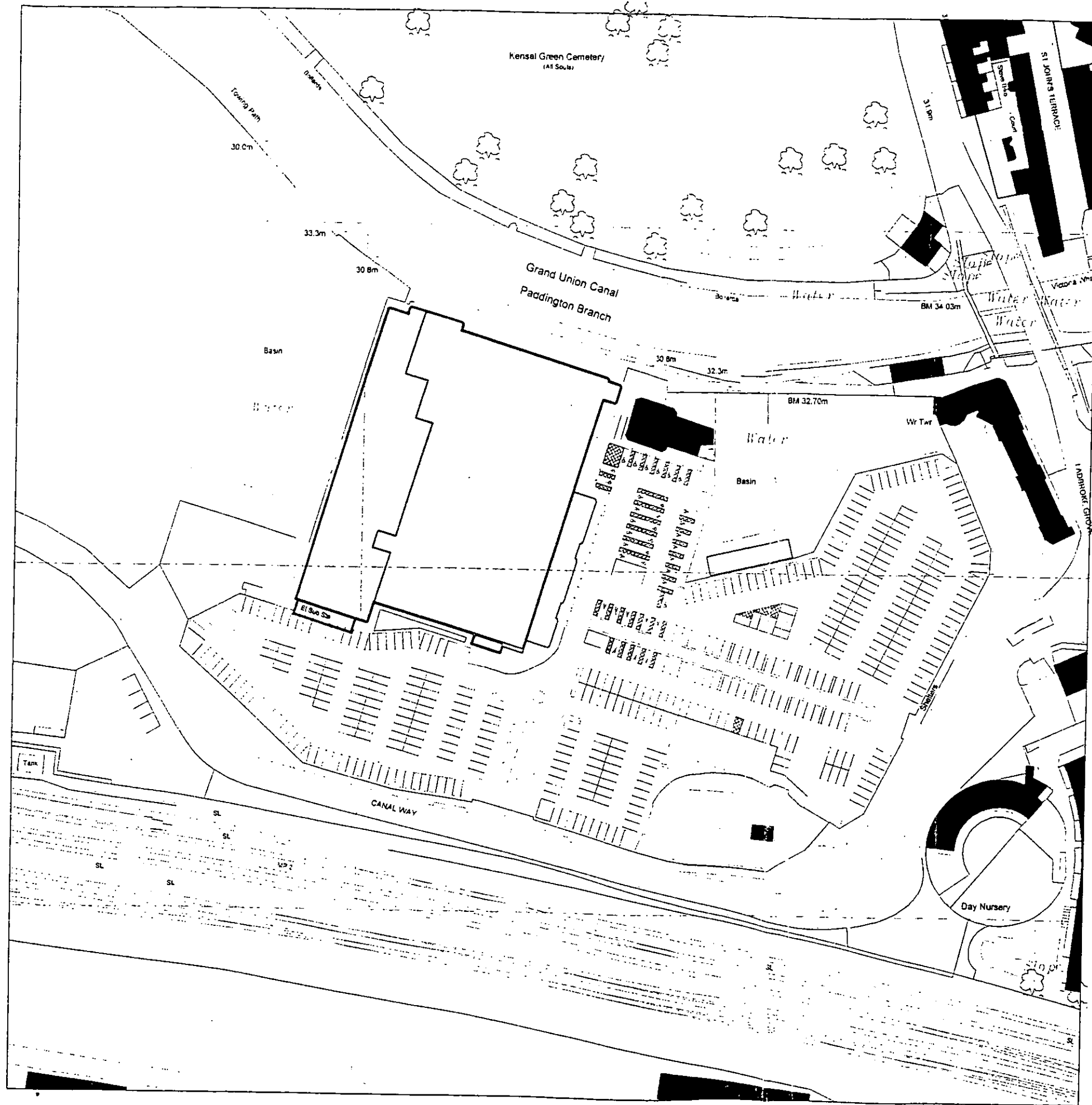
Determinand	Date of Test	Determinand	Date of Test
Arsenic	13/02/01	pH	13/02/01
Cadmium	13/02/01	Total Sulphate	13/02/01
Chromium	13/02/01	Total Phenols	08/02/01
Copper	14/02/01	Total Cyanide	08/02/01
Nickel	13/02/01	Free Cyanide	08/02/01
Lead	13/02/01	Electrical Conductivity	13/02/01
Mercury	15/02/01	Elemental Sulphur	13/02/01
Selenium	15/02/01	Total PAH	14/02/01
Zinc	13/02/01	Thiocyanate	08/02/01
Water Soluble Boron	13/02/01	Hexavalent Chromium	08/02/01
Total Petroleum Hydrocarbons	08/02/01	Asbestos Identification	15/02/01

Asbestos identification: carried out by optical microscopy using crossed polars and dispersion staining techniques in accordance with MDHS 77 (Asbestos in bulk materials)

Soil samples: Stones (inert flints and inorganic minerals) >2 mm are removed prior to analysis and results corrected accordingly

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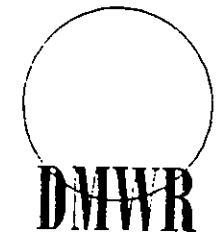
Samples submitted by client



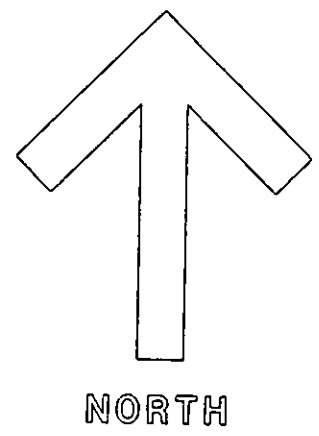
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 WORBY ROBINSON
 CHARTERED ARCHITECTS
 WESTMINSTER BRIDGE ROAD
 LONDON SE1 7PL
 TELEPHONE 0171-928 0456
 FAX 0171-923 1593

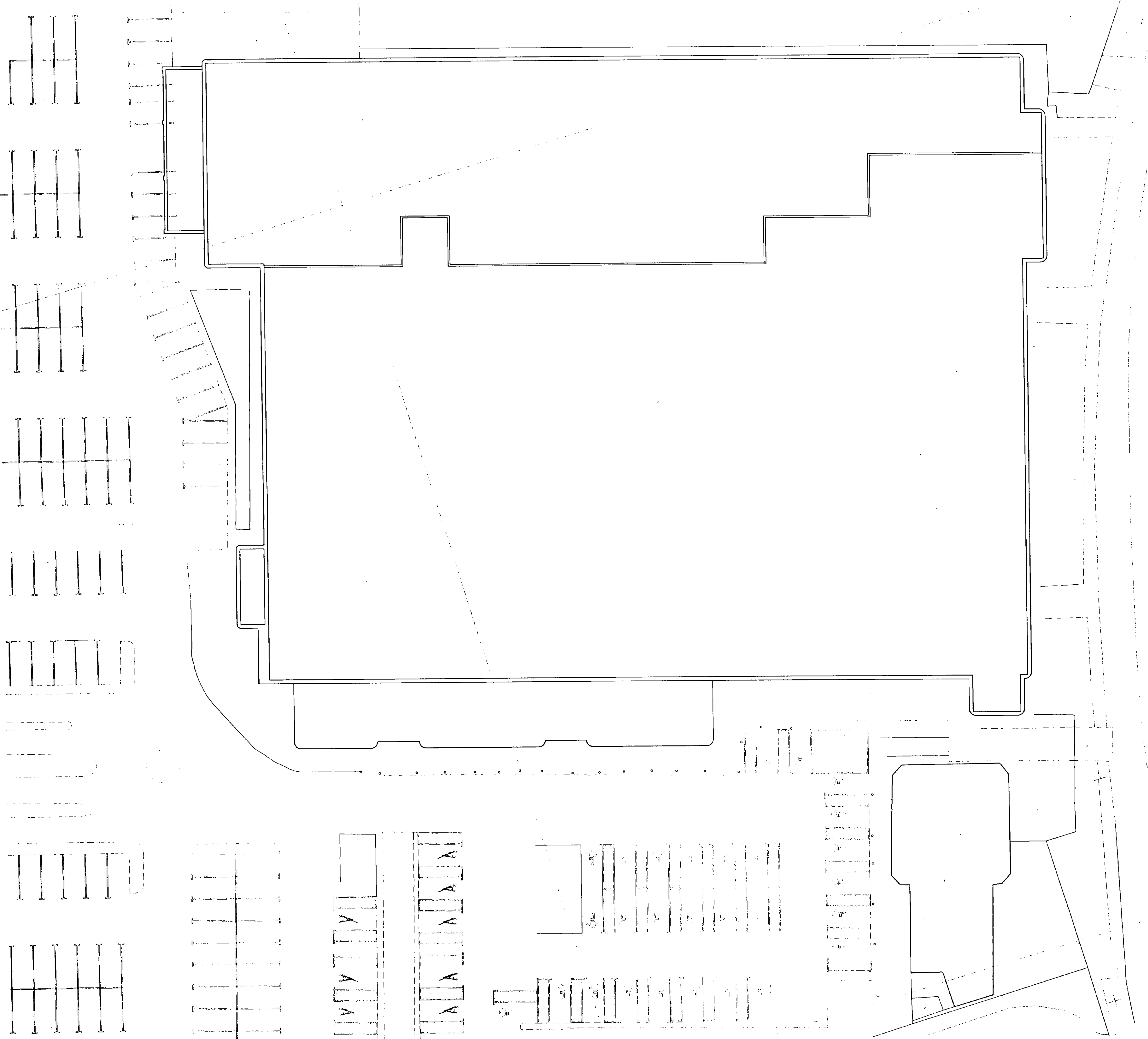


Proposed Extension at
 Ladbroke Grove

Sainsbury's
 Supermarkets Ltd.

Location Plan

1:250	1:1250
A3 01	
SMB	Apr. '98

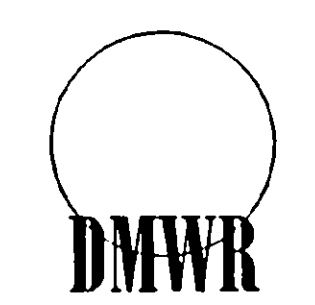


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REVISIONS

REV	NOTES	BY	CHKD	DATE

REV	NOTES	BY	CHKD	DATE



DOUGLAS MARRIOTT
WORBY ROBINSON

CHARTERED ARCHITECTS

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LONDON SE1 7PL
TELEPHONE 0171-928 0456
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PROJECT
Proposed Extension of
Ladbroke Grove

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CLIENT
Sainsbury's Supermarkets Ltd.

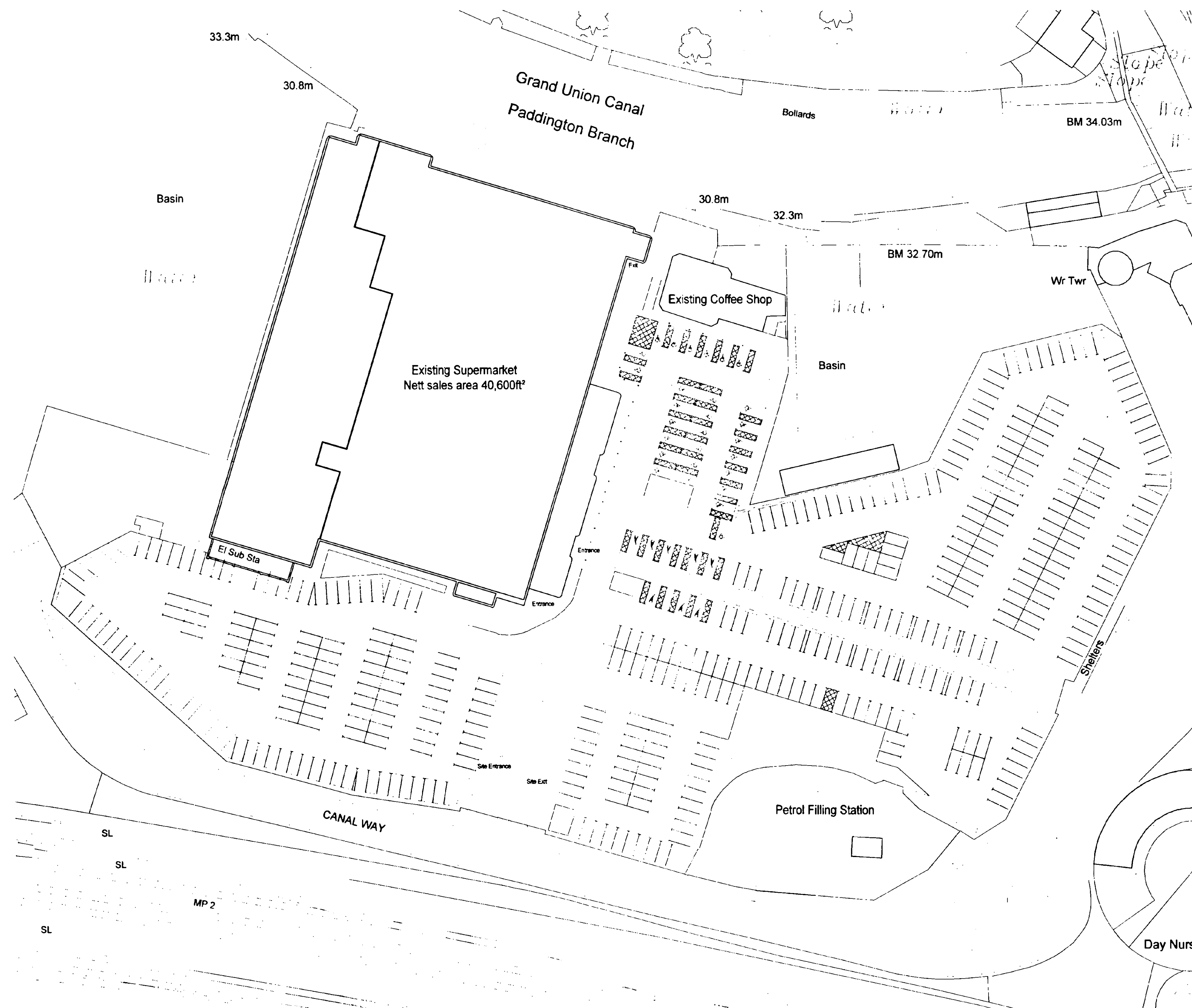
DRAWING TITLE
Existing Store Plan

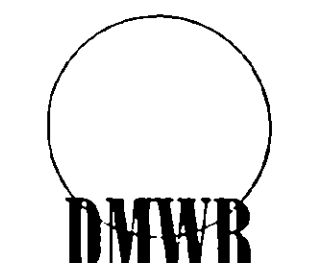
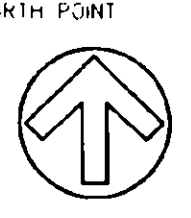
PROJECT No. 1742	NORTH POINT
DRAWING No. A1/02	REVISION

DRAWN SMB	CHECKED	DATE Apr. 98	SCALE 1:200
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Carpark Schedule

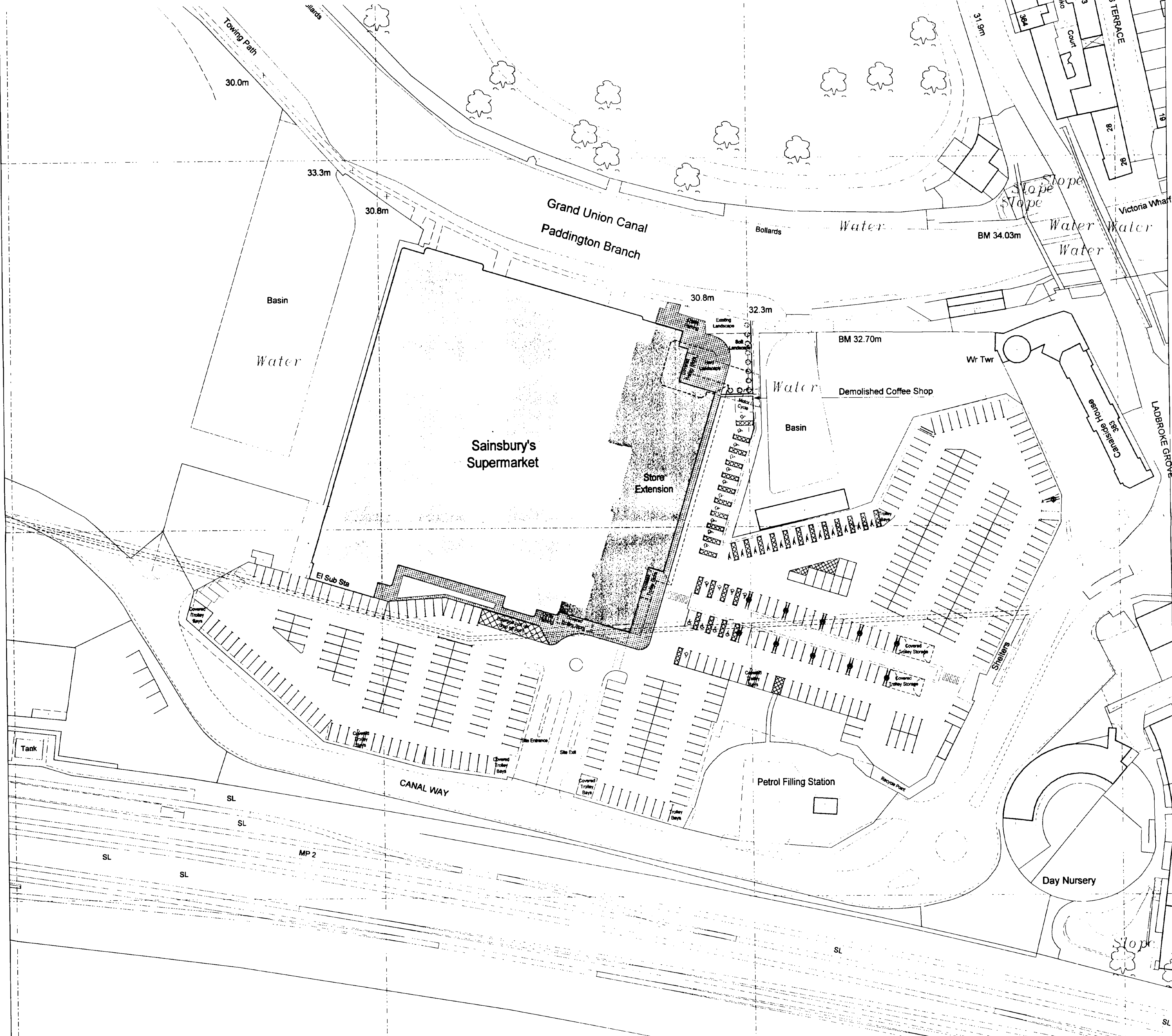
Standard spaces	420
Parent and Child	8
Disabled	28
TOTAL	456



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PROJECT Proposed Extension at Ladbroke Grove			
CLIENT Sainsbury's Supermarkets Ltd.			
DRAWING TITLE Existing Site Plan			
PROJECT No. 1742		NORTH POINT 	
DRAWING No. A1/01		REVISION	
DRAWN SMB	CHECKED	DATE Apr '98	SCALE 1:500

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REV	NOTES	BY	CHKD	DATE
A	New shopfront area revised Entrance moved to corner, customer toilets / ATM's relocated	SMB		25/05/98
B	ATM Room located adjacent to entrance lobby	KAC		20/07/98
C	Extension in external masonry walls	SDD		10/06/99

Existing Standard Trolley Bays	10
Existing Standard Parking Spaces	421
Existing Parent and Child Parking Spaces	8
Existing Disabled Parking Spaces	27
TOTAL	456
Proposed Standard Parking Spaces	388
Proposed Parent and Child Parking Spaces	12
Proposed Disabled Parking Spaces	20
TOTAL	420
Proposed Standard Trolley Bays	2
Proposed Covered Trolley Bays	5
Proposed Covered Trolley Storages	2
Area Covered Trolley Stores	m ² 102
Area Covered Trolley Car Parks	m ² 188
TOTAL	m² 290

TP/99/1187/A

R.B.K. & C.
TOWN PLANNING

INC. 1990
REGISTERED

DOUGLAS MARRIOTT
WORBY ROBINSON

CHARTERED ARCHITECTS

1 WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 0171-928 0456
FAX 0171-928 1593

PROJECT
Proposed Extension at
Labroke Grove

CLIENT
Sainsbury's Supermarkets Ltd.

DRAWING TITLE
Proposed Site Plan

PROJECT No
1742

DRAWING No
A1/104

REVISION
C

DRAWN
SDD

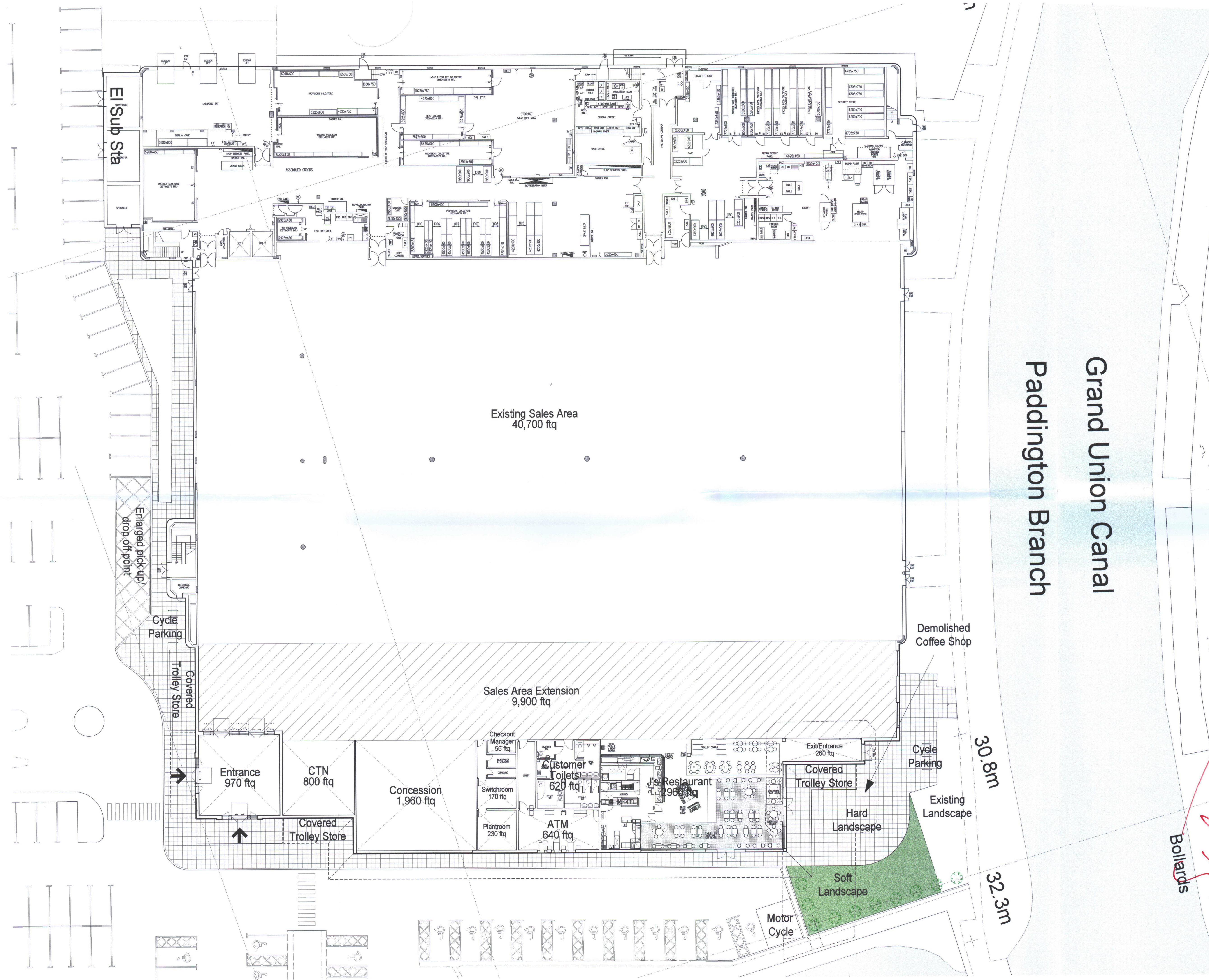
CHECKED

DATE
Dec 99

SCALE
1:500 @ A1

NORTH POINT

Supplied



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REVISIONS				
REV	NOTES	BY	CHKD	DATE
A	New store front revised. Entrance relocated to corner. customer toilets / ATM's relocated	SMB		25/05/98
B	ATM Room located adjacent to entrance lobby.	KAC		20/07/98
C	Extension in external masonry walls	SDD		07/06/99

**R.B.K. & O.
TOWN PLANNING**
15 DEC 1999
RECEIVED

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WORBY - ROBINSON
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LONDON SE1 7PL
TELEPHONE 0171-928 0456
FAX 0171-928 1593

*Proposed Extension at
Ladbroke Grove.*

CLIENT
Sainsbury's Supermarkets Ltd.

DRAWING TITLE
Proposed Store Plan

PROJECT No. 1742	NORTH POINT
DRAWING No. A1/105	REVISION C
DRAWN SDD	CHECKED
DATE Dec 99	SCALE 1:200@A1

IN ASSOCIATION WITH THE DMWR PARTNERSHIP MANCHESTER

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REVISIONS			
REV	NOTES	BY	CHD DATE
A	New store front revised. Entrance relocated to corner. customer toilets / ATMs relocated	SMB	25/05/98
B	ATM Room located adjacent to entrance lobby.	KAC	20/07/98
C	Extension in external masonry walls	SDD	07/06/99

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TOWN PLANNING
 15 DEC 1999
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 WORBY - ROBINSON
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 LONDON SW1P 3JF
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PROJECT
 Proposed Extension at
 Ladbroke Grove

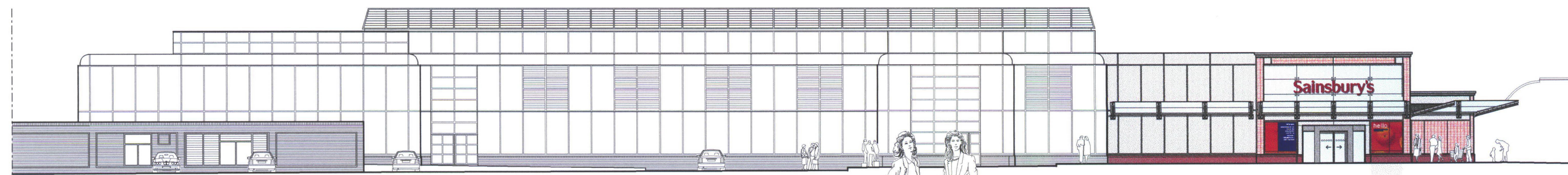
CLIENT
 Sainsbury's Supermarkets Ltd.

DRAWING TITLE
 Proposed Elevations

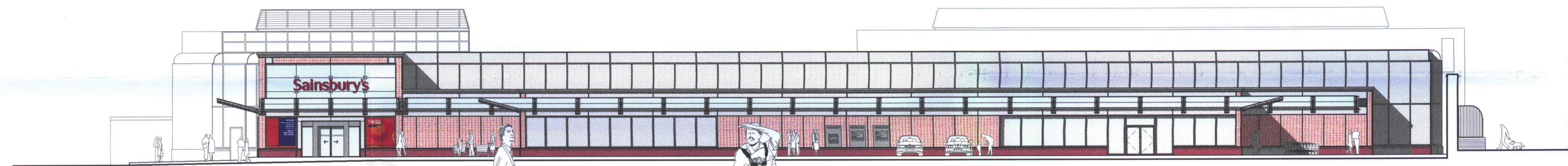
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DRAWING No. A1/106	REVISION		
DRAWN SDD	CHECKED	DATE Dec 99	SCALE 1:200@A1

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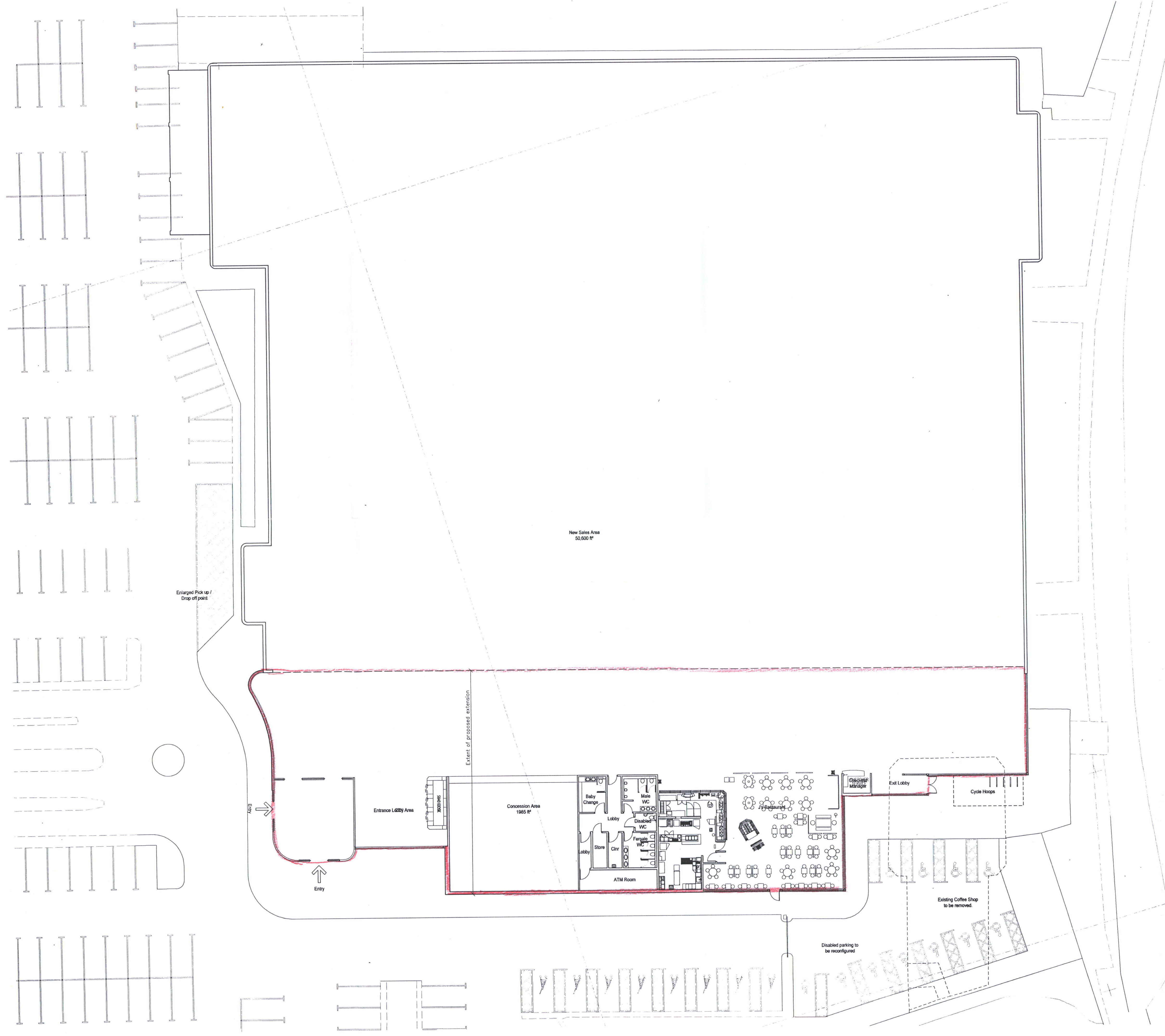
New South Elevation



New East Elevation

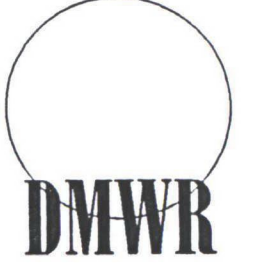


New North Elevation



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REVISIONS			
REV	NOTES	BY	CHD DATE
A	New store front revised. Entrance relocated to corner. customer toilets / ATM's relocated	SMB	25/05/98



DMWR
DOUGLAS MARRIOTT
WORBY - ROBINSON
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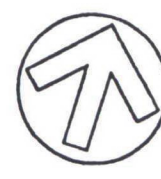
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LONDON SE1 7PL
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TOWN PLANNING

3 JUL 1998
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PROJECT Proposed Extension at Ladbroke Grove.		CLIENT Sainsbury's Supermarkets Ltd.	
DRAWING TITLE Proposed Store Plan		DRAWING No. 1742	
PROJECT No. 1742		NORTH POINT 	
DRAWING No. A1/05		REVISION A	
DRAWN SMB	CHECKED	DATE Apr. 98	SCALE 1:200

IN ASSOCIATION WITH THE DMWR PARTNERSHIP MAYHESTER
c:\japple\1742\planning\rev-a\drwg-002.dwg 25 JUN 98

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REVISIONS				
REV	NOTES	BY	CHKD	DATE
A	Entrance moved to corner, Customer toilets and ATMs relocated.	SMB		25/05/98

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 WORBY ROBINSON
 CHARTERED ARCHITECTS
 1 WESTMINSTER BRIDGE ROAD
 LONDON SE1 7PL
 TELEPHONE 0171-928 0456
 FAX 0171-928 1093

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 TOWN PLANNING

TP981187

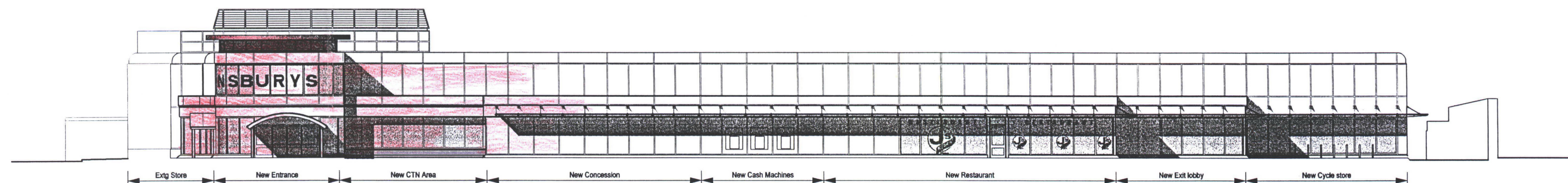
PROJECT: Proposed Extension at Ladbrooke Grove. - 3 JUL 1998
 RECEIVED

CLIENT: Sainsbury's Supermarkets Ltd.

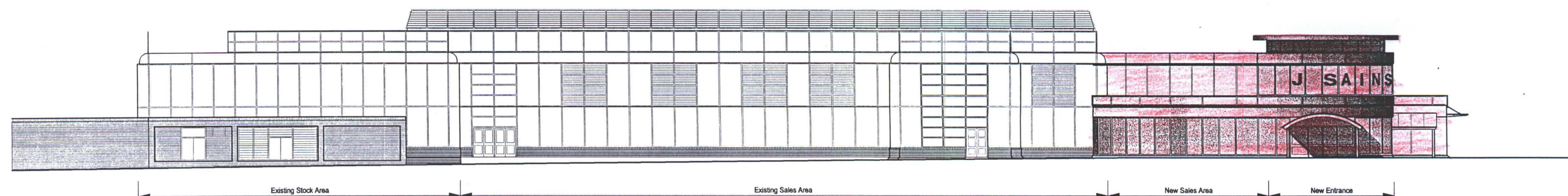
DRAWING TITLE: Proposed Elevations

PROJECT No. 1742	NORTH POINT		
DRAWING No. A1/06	REVISION A		
DRAWN SMB	CHECKED	DATE Apr.98	SCALE 1:200

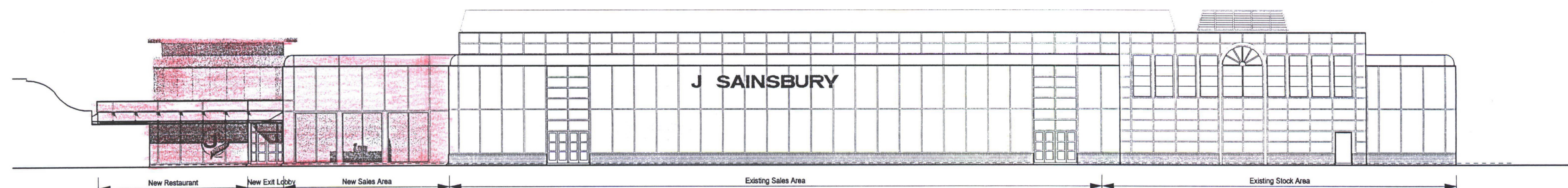
IN ASSOCIATION WITH THE DMWR PARTNERSHIP MARK REGISTER



Proposed East Elevation



Proposed South Elevation



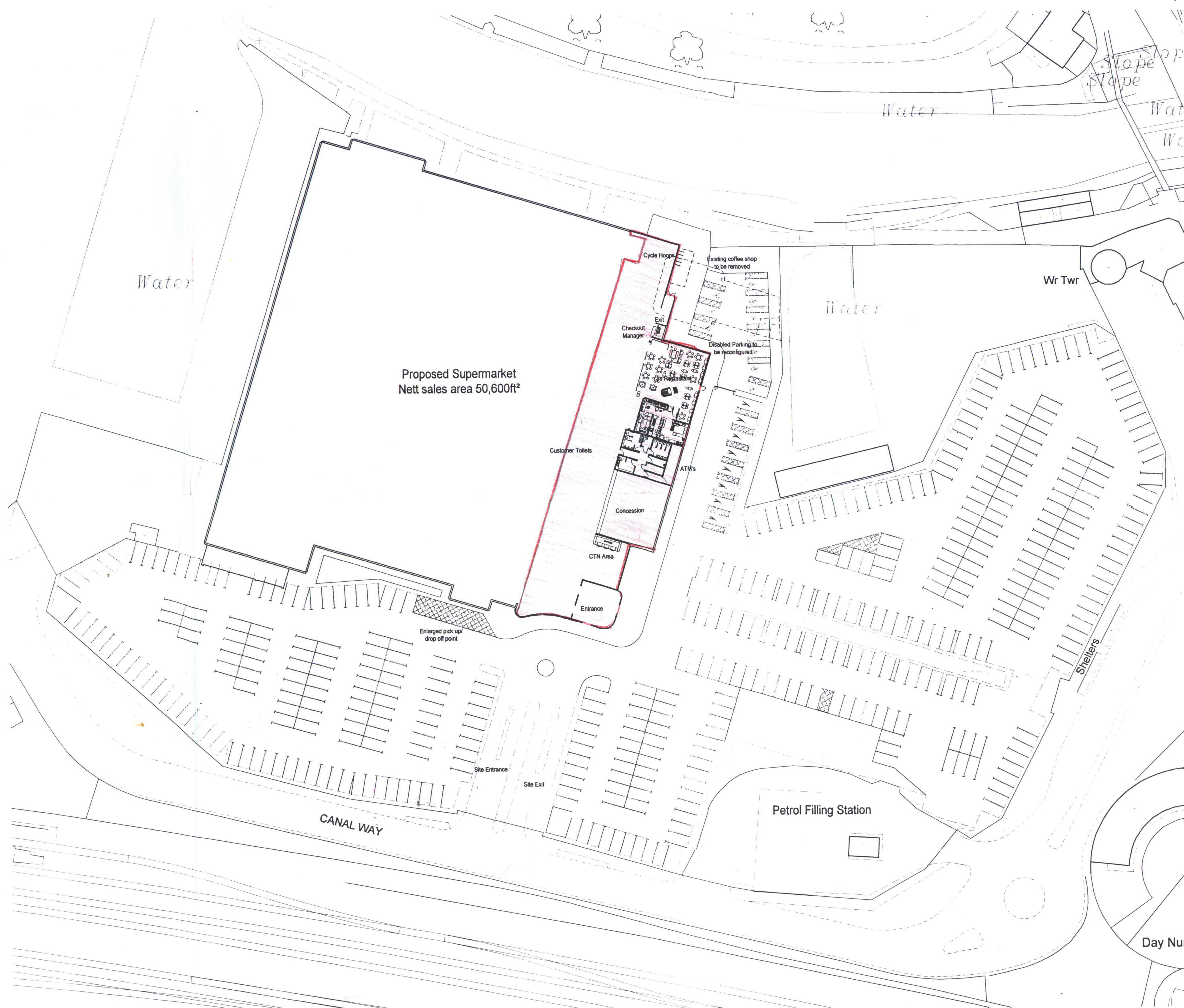
Proposed North Elevation

Carpark Schedule

Standard spaces	426
Parent and Child	8
Disabled	11
TOTAL	442

Schedule of New Areas

New Sales	50,600ft ²
New Shop Front Including Toilets, ATM	
Entrance and Concession	5,224ft ²
New Restaurant	2,771ft ²
TOTAL	58,595ft²
Gross Internal Area of new work:	11,942ft ²



USE DIMENSIONS DO NOT SCALE
CONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE STARTING WORK
THE DRAWING IS COPYRIGHT

REV	NOTES	BY	CHKD	DATE
A	New shopfront area revised. Entrance moved to corner, customer toilets / ATM's relocated	SMB		25/05/98



DOUGLAS MARRIOTT
WORBY ROBINSON

CHARTERED ARCHITECTS

1 WESTMINSTER BRIDGE ROAD
LONDON SE1 7PL
TELEPHONE 0171 928 0738
FAX 0171 928 1933

PROJECT
Proposed Extension
Ladbroke Grove

CLIENT
Sainsbury's Supermarkets Ltd.

DRAWING TITLE
Proposed Site Plan

PROJECT No. 1742	NORTH POINT
DRAWING No. A1/04	REVISION A
DRAWN SMB	CHECKED DATE Apr '98
SCALE 1:500	

IN ASSOCIATION WITH THE DMWR PARTNERSHIP MAINTENANCE

TP981187
SUPERMARKET
RECEIVED
- 3 JUL 1998

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
3 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

020-7937-5464
Switchboard:
2079/ 2080
Extension:
Direct Line: 020-7361- 2079/ 2080

Facsimile:
020-7361-3463
Date: 18 July 2000



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: J. SAINSBURY STORE, LADBROKE GROVE, W.10

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Applicant Sainsbury's Supermarkets Ltd **Stamford House, Stamford Street, London, SE1 9LL**

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M. J. FRENCH

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13

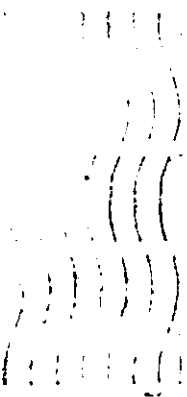


Royal Mail

We make efforts to deliver this item immediately

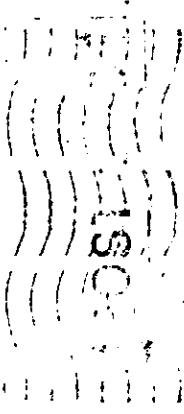
- addressee has your card
- no answer
- addressee unknown
- address incomplete
- address inaccessible
- addressee unknown
- refused
- not called for

no such address in
date	initials
badge number	P 960/97/302543



WEST LINDSEY
7 JULY
21 JULY
2000

WEST LINDSEY
7 JULY
21 JULY
2000



Royal Mail

Is there any message to be left on this item *(tick only)*

- addressee has gone away
- no answer
- address incomplete
- addressee unknown
- addressee (address)
- address incorrect (for)

no such address in
 date initials
 badge number

P3960/97/302543

WEST BURNING
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21 JULY
1900
1900

WEST BURNING
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1900

WEST BURNING
7 21 19
21 JULY
1900
1900

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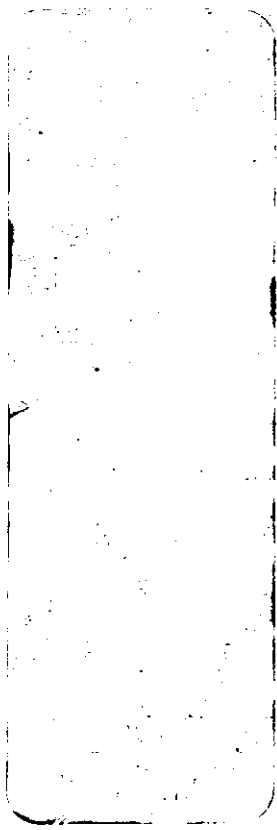


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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
19 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

020-7937-5464
Switchboard:
2079/2080
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Date: 18 July 2000



KENSINGTON
AND CHELSEA

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Your reference:

Please ask for:

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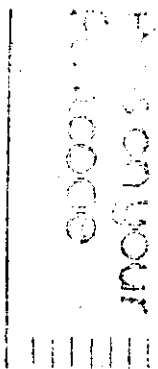
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<input type="checkbox"/>	address in full		<input type="checkbox"/>	initials		<input type="checkbox"/>	in		
<input type="checkbox"/>	address in reverse		<input type="checkbox"/>	address in full		<input type="checkbox"/>	on such address		
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95061609664

barcode number



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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
18 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361-2079/2080

Facsimile: 020-7361-3463

Date: 18 July 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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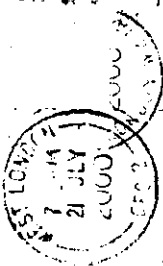
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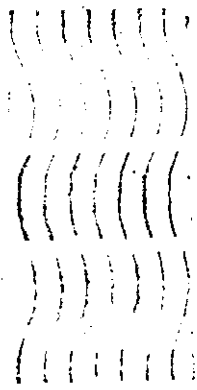
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<input type="checkbox"/>	address has gone away	<input type="checkbox"/>	address unknown
<input type="checkbox"/>	no answer	<input type="checkbox"/>	refused
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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

THE OCCUPIER
10 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

020-7937-5464
Switchboard:
2079/ 2080
Extension:
Direct Line: 020-7361- 2079/ 2080

Facsimile:
020-7361-3463
Date: 18 July 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: J. SAINSBURY STORE, LADBROKE GROVE, W.10

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Applicant Sainsbury's Supermarkets Ltd **Stamford House, Stamford Street, London, SE1 9LL**

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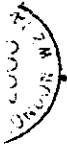
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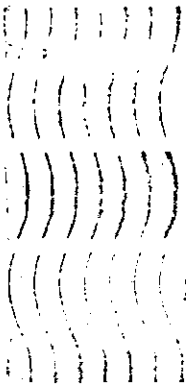
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7 - PM
21 JULY
2000
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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
32 WESTGATE BUSINESS CENTR
WEST ROW
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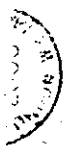
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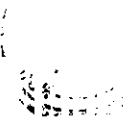
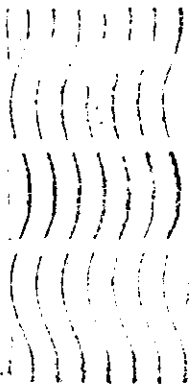
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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
25 WESTGATE BUSINESS CENTR
WEST ROW
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020-7937-5464
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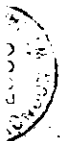
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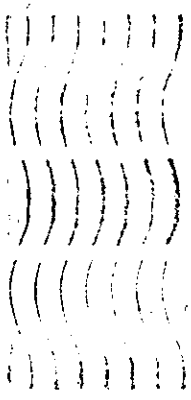
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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
30 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

020-7937-5464
Switchboard:
2079/2080
Extension:
Direct Line: 020-7361- 2079/ 2080

Facsimile:
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Date: 18 July 2000



KENSINGTON
AND CHELSEA

My reference:

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My Ref: DPS/DCN/TP/98/01187/RT

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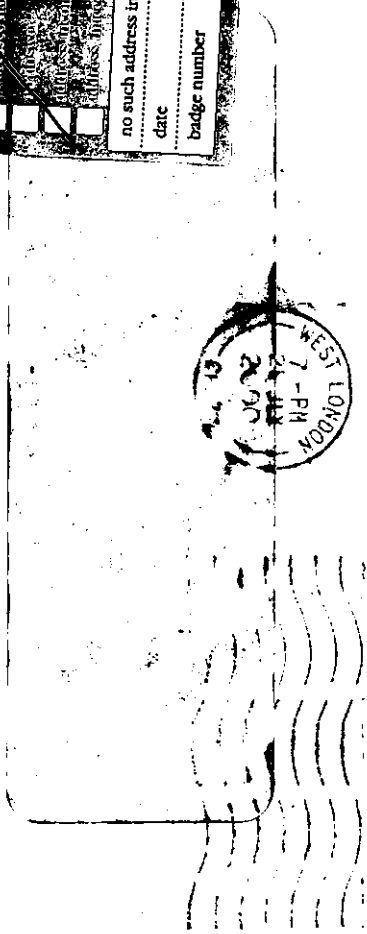
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PLANNING AND CONSERVATION

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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21 JULY
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PLANNING AND CONSERVATION

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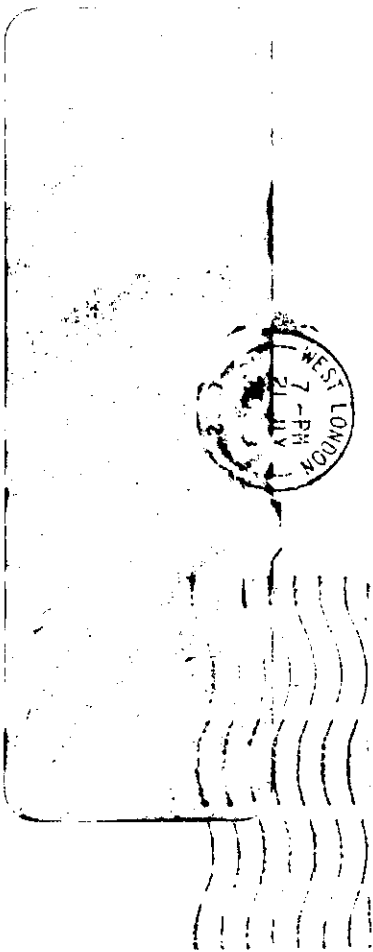
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LONDON W.C.2

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WEST LONDON
7-PM
21 MAY





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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
35 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

020-7937-5464
Switchboard:
2079/2080
Extension:
Direct Line: 020-7361- 2079/ 2080

Facsimile:
020-7361-3463
Date: 18 July 2000



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

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Proposed extension and improvements to existing store. REVISED DRAWINGS RECEIVED.

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M. J. FRENCH

Executive Director, Planning and Conservation

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
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020-7937-5464
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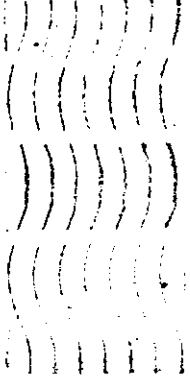
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WEST LONDON
7 - PM
21 JULY
2000
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PLANNING AND CONSERVATION

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2000 FT. W.
MAY 21 1974

Royal Mail
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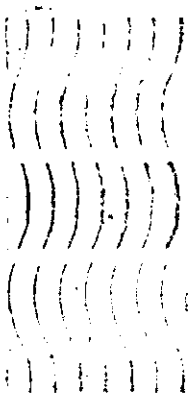
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WEST LONDON
7 5119
21 JUL
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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
11 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

020-7937-5464
Switchboard:
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Direct Line: 020-7361-2079/2080

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Date: 18 July 2000



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

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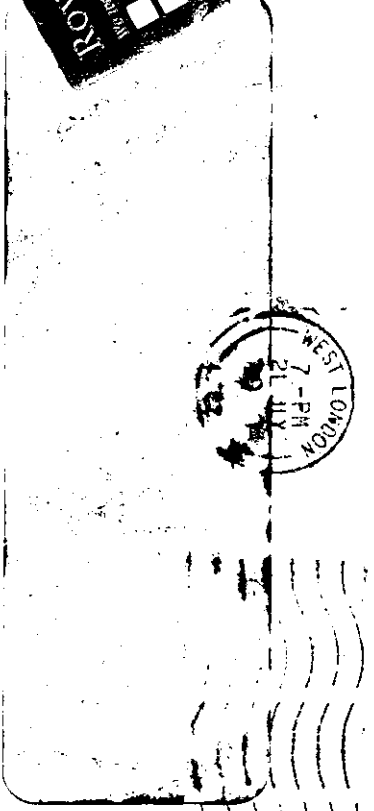
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PLANNING AND CONSERVATION

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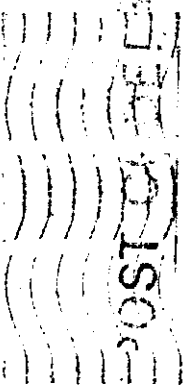
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Royal Mail

Please unable to deliver this item because

- addressee has gone away
- no answer
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- address inaccessible
- refused
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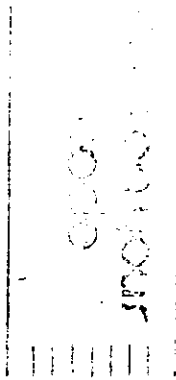
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P3960/97/202543





POST OFFICE
WEST LUNDA



PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
20 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

020-7937-5464
Switchboard:
Extension: 2079/2080
Direct Line: 020-7361-2079/2080

Facsimile:
020-7361-3463
Date: 18 July 2000



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

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addressed, has gone away

- no answer
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- address incomplete
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no such address in

date

initials

badge number

P956/97/302545

WEST
1 JUL
21 JUL
2000
1999

POST OFFICE
1999

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
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Printcode



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THE OCCUPIER
9 WESTGATE BUSINESS CENTR
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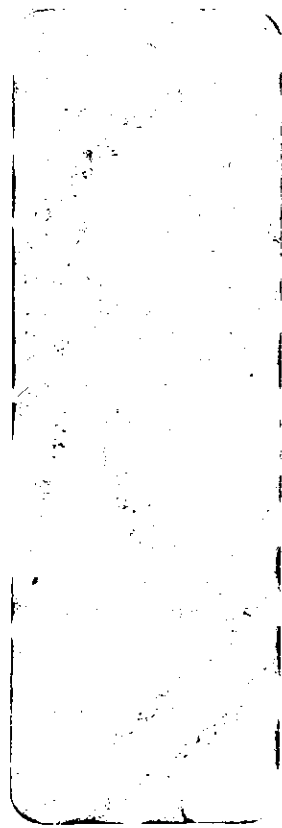
POST

Royal Mail
30p 10p meter to help you help the cause

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GENERAL DELIVERY



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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

THE OCCUPIER
26 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

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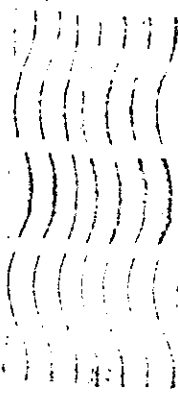
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WEST LONDON
7 - PM
21 JULY
2000
CFDZ

ROYAL MAIL
For new orders, return this form to us

Address in Brown
Address in Green
Address in Orange
Address in Yellow
Address in Purple
Address in Blue
Address in Red
Address in Black

Initials _____
Date _____
Badge number _____
POSTNET code _____

no such address in _____
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date _____
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POSTNET code _____

272

WEST VIRGINIA
1 JULY
1900

POSTAGE PAID

1000

PLANNING AND CONSERVATION

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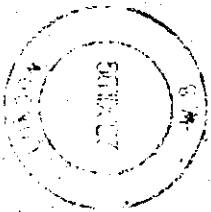
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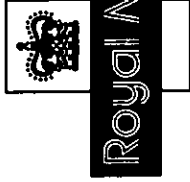
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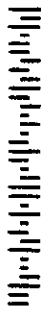
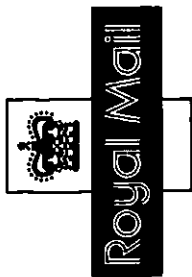
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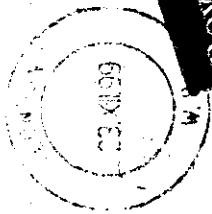
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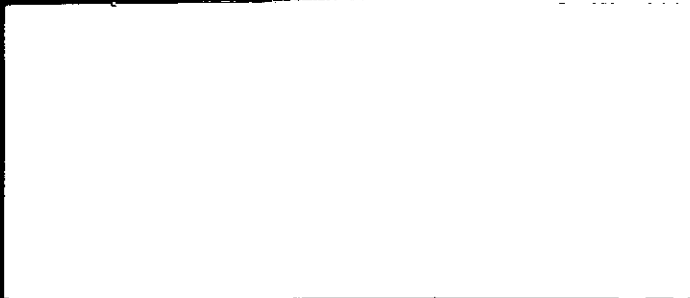
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Nathaniel
Lichfield
& Partners

*Development Planning
Urban Design Economics*





EXTENSION OF SAINSBURY STORE
CANAL WAY NORTH KENSINGTON
ROYAL BOROUGH OF KENSINGTON & CHELSEA

FINAL REPORT

Nathaniel Lichfield & Partners Ltd
Development Planning Urban Design Economics
14 Regent's Wharf
All Saints Street
London N1 9RL

Tel: (020) 7837 4477
Fax: (020) 7837 2277
Email: nlplondon@lichfields.co.uk

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August 2000

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1.0 INTRODUCTION

1.1 The Royal Borough of Kensington and Chelsea has received a planning application (Ref. TP/98/1187) on behalf of J Sainsbury Limited to extend their store at Canal Way, North Kensington. The proposed extension will increase the store's floorspace from 6,049 sq m gross to 7,412 sq m gross (65,111 sq ft to 79,783 sq ft). The net sales floorspace is expected to increase from 3,775 sq m to 4,695 sq m (40,634 sq ft to 50,537 sq ft). A breakdown of the extended store's floorspace implied by the proposed store plan (Drawing A1/105) is as follows.

Type of Space	Floorspace Sq M
Existing sales floorspace	3,775
Sales area extension	920
Total sales floorspace	4,695
Concession	182
CTN	74
Entrance area	90
Restaurant	275
Total other public areas	621
Other space (storage/toilets etc.)	1,826
Grand Total	7,142

1.2 A retail capacity/impact assessment and supporting statement has been prepared by MVM Planning (MVM). Nathaniel Lichfield & Partners (NLP) have been commissioned by the Royal Borough of Kensington and Chelsea to undertake an independent review of this statement.

Objectives

1.3 This report sets out our assessment of the robustness of the retail study submitted by MVM, including a review of:

- the data sources used;
- the methodology and key assumptions;
- the application of the sequential approach; and
- the validity of their interpretation of the impact/capacity assessment results.



1.4 Where possible, assumptions and data have been compared with information contained within NLP's Borough Wide Retail Capacity Study 1999, referred to as the 1999 Retail Study in the remainder of this report.

2.0 METHODOLOGY AND DATA SOURCES

Introduction

- 2.1 The MVM report includes a retail impact and capacity assessment set out in Appendix E. The capacity assessment compares available expenditure within the catchment area with the expected turnover of existing convenience businesses in order to demonstrate *surplus* expenditure. The impact assessment seeks to identify the level of trade diversion from competing food stores.

The Study Area

- 2.2 MVM has defined a primary catchment area (PCA) for the Sainsbury store, as shown in MVM's Appendix A. The PCA is slightly smaller than the 10 minute drive time area from the store. The PCA appears to be broadly consistent with the study area defined within 1999 Retail Study. MVM's PCA covers a slightly larger area than the four northern sub-areas defined within the 1999 Retail Study.
- 2.3 The PCA also appears to broadly reflect the location of competing food superstore, for example Asda and Tesco to the north west, Sainsbury to the north east and Tesco at Hammersmith. Therefore, the PCA represents the likely catchment area of the extended Sainsbury store, from which the majority of the store's trade will be drawn.

Population

- 2.4 MVM has used population estimates provided by the London Research Centre. Population within the PCA is estimated to be 293,294 in 1999, and is projected to increase to 296,805 by 2002, and 300,143 in 2006.
- 2.5 The population estimate for the four northern sub-areas in the 1999 Retail Study was 248,717. However as indicated above, the PCA is slightly larger than the area defined within the 1999 retail study, which explains the higher population (plus 44,577) within MVM's PCA.
- 2.6 MVM estimate that the PCA population will increase by 1.2% between 1999 to 2002, and by 2.3% between 1999 to 2006. These growth rates are the same as those assumed within the 1999 Retail Study.

Price and Design Year

- 2.7 The MVM study states that the assessment has been undertaken on the basis of 1995 prices. This is the same price base used by NLP, therefore the figures should be directly comparable with those within the 1999 Retail Study. All monetary values within this report are at 1995 prices unless otherwise stated.
- 2.8 The MVM study assumes a base year of 1999 and a design year of 2002. No information has been provided on the proposed construction period for the extension. Normally we would suggest that a 12-month period for construction should be assumed followed by one year's trading post opening to establish a settled trading pattern. Therefore, a design year of 2002 is feasible.

Expenditure

- 2.9 MVM has adopted the Data Consultancy's (URPI) business based expenditure estimates. These figures include non-food expenditure spent within food stores. Therefore, MVM has not undertaken a separate capacity/impact assessment for convenience and comparison shopping. The proposed extensions is expected to increase the sales floorspace for both food and non-food items.
- 2.10 The national average annual expenditure per capita at convenience businesses has been used for the PCA, £1,384 in 1997. MVM has, correctly, excluded an allowance (4%) for special forms of trading. The 1997 national average has been projected to 1999 at a rate of 1.8% per annum, the Data Consultancy long term growth rate, giving a figure of £1,377 per capita. Expenditure per capita has been projected to 2002 and 2006 at the same growth rate (1.8%). This is the Data Consultancy's most conservative growth rate, as used in the 1999 Retail Study for the *Low Growth Scenario* projection.
- 2.11 The MVM study has used national average spending levels as opposed to local expenditures used in the 1999 Retail Study. However, the projected expenditure per capita estimates set out within Table E1 of the MVM study are within the range of estimates produced within the 1999 Retail Study. For example, the 1999 Retail Study estimated that expenditure per capita in 2002 within the North Kensington sub-area was between £1,432 and £1,468, compared with MVM's estimate of £1,453.

The Sainsbury Store's Turnover

- 2.12 MVM estimate that the existing Sainsbury store's turnover will is £42.90 million (Table E3, Appendix E). The average sales density of the store is therefore £11,363 per sq m

net. The current company average sales density (Source: Retail Rankings 1999), is only £10,202 per sq m. Therefore, MVM estimate that the store is trading 11% above the company average.

- 2.13 MVM's estimated turnover for the store is very similar to the figure produced by the 1999 Retail Study, which estimated the turnover to be between £42.52 million and £42.94 million.
- 2.14 The proposed store extension is expected to attract an additional turnover of £5.23 million. MVM assume that the extension will achieve an average sales density half that of the existing store, £5,682 per sq m. Therefore, the extension is expected to reduce the overall average sales density of the store from £11,363 per sq m to £10,249 per sq m, which is in line with the company average.
- 2.15 One would normally expect food store extensions to achieve a lower sales density than the existing store. Therefore MVM's turnover estimates for the extended store appears to be realistic and consistent with the 1999 Retail Study.

Other Convenience Businesses within the PCA

- 2.16 MVM has identified 27 other large foods stores (over 500 sq m net) within and adjacent to the PCA, Appendix A. MVM estimate that the 10 food stores within the PCA will have a total sales floorspace of 12,295 sq m net and a turnover of £72.99 million, based on company average sales densities, Table E2. The M&S food hall at Kensington High Street is also included, with a turnover of £3.64 million. Other small shops in the PCA are estimated to have a sales floorspace of 11,000 sq m with an assumed average turnover of £34.32 million.
- 2.17 We would not expect M&S food halls to be included within business based retail assessments, i.e. food store assessments that adopt *business* based expenditure figures. M&S stores are categorised by URPI as a mixed comparison business not a convenience business. Therefore, any food and grocery expenditure taken by M&S stores should in theory be excluded from URPI's business based expenditure figures. The exclusion of M&S would lower the expected turnover of convenience businesses assumed by MVM, and would therefore, increase the level of expenditure available to other food stores, i.e. it does not assist their supporting statement.
- 2.18 MVM's estimated company average turnover for the 10 large food stores (£72.99 million) is similar to NLP's benchmark turnover assumed in the 1999 Retail Study.

MVM has used a slightly lower sales density for small convenience shops, £3,120 per sq m compared with £3,500 per sq m. This different assumption would increase the total turnover of small shops by approximately £4 million.

MVM/s Retail Capacity and Impact Assessment

2.19 MVM's retail capacity assessment shown in Table E4 seeks to demonstrate that the expected turnover of the proposed extension will be offset by projected expenditure growth. This assessment is based on the following assumptions:

- the turnover of the extension will be £5.2 million (as described earlier);
- expenditure within the PCA will grow by 6.7% between 1999 and 2002 due to population and expenditure growth per capita discussed earlier;
- the turnover of existing food stores in the PCA will be in line with their company average turnover; and
- food stores in the PCA will maintain their current market share of expenditure within the PCA (34.5%) between 1999 and 2002.

2.20 The approach adopted by MVM is very broad brush. It is a standard capacity assessment that assumes that convenience shops within the catchment area are currently (1999) trading at company average levels. Company average trading levels imply a market share of 34.5% in the PCA. However, if existing food stores are trading below their company average turnover then the market share would be lower, and some of the growth in expenditure between 1999 and 2002 may be required to allow existing shops to increase their turnover, rather than accommodate new floorspace. Alternatively, if shops are trading above average then there may be more capacity than MVM has identified. In our view an analysis of the current trading performance of shops should have been included within MVM's impact assessment.

2.21 MVM's approach also assumes that shops within the PCA will maintain their market share of expenditure in the future. However, this may not be the case if other food stores are developed outside of the PCA. Therefore, the level of available expenditure in 2002 and 2006 could be lower. Alternatively, new food stores within the PCA may increase the market share. For example, the proposed new food stores at White City and Paddington are likely to increase the level of expenditure retained within the PCA.

2.22 In addition to the capacity analysis, MVM has provided an assessment of trade diversion and impact, Table E5 Appendix E. This assessment also assumes that existing shops will

achieve their company average turnover in 1999, and that their market share of expenditure will be maintained up to 2002.

2.23 Our analysis of MVM's quantitative assessment is outlined in the next section.

3.0 QUANTITATIVE ASSESSMENT

Retail Capacity

- 3.1 MVM's capacity assessment suggests that there will be £9.4 million of surplus expenditure at 2002, available to support new floorspace within the PCA. This surplus will increase to £22.2 million in 2006. The additional turnover of the proposed extension is only £5.2 million.
- 3.2 As indicated in the previous section, MVM's assessment assumes that shops within the PCA are achieving company average trading levels in 1999, apart from the Sainsbury store, which is assumed to be trading 11% above average. NLP's 1999 Retail Study suggested that convenience shops within the Borough as a whole were, on average, trading between 17% to 18% higher than the company average turnover in 1999.
- 3.3 If the convenience shops identified by MVM in the PCA were trading 17% above the company average in 1999, as suggested by the 1999 Retail Study, then their market share of expenditure in the PCA will be higher. The adoption of a higher market share will result in a higher level of surplus expenditure in the future. Therefore, MVM's approach may have under-estimated the scope for new food store floorspace.
- 3.4 However, MVM's capacity figures do not make any allowance for other food store commitments. MVM indicate that the proposed Sainsbury food store at White City is unlikely to be implemented for a number of years. However, it seems reasonable to assume that the store could be completed by 2006. In addition, MVM's analysis has not included the recently opened Sainsbury at Paddington Station and the proposed food store at Edgware Road. These food stores could have a combined turnover of approximately £80 million (8,000 sq m net at £10,000 per sq m). Therefore, these developments could soak up the surplus expenditure identified by MVM up to 2006.
- 3.5 These figures ignore the potential for the clawback of expenditure leakage from the PCA. MVM figures suggest that over £264 million is leaking from the PCA in 1999. This may be over-estimated by approximately £15 million, because existing shops in the PCA are trading above average. However, the level of leakage is likely to be significant, and exceeds inflow to the PCA. MVM estimate that only £14.7 million of the turnover of shops within the PCA is attracted from outside the PCA.

Retail Impact

- 3.6 MVM's retail impact assessment also assumes that shops in the PCA will trade at company average levels in 1999. This turnover is projected to increase in-line with expenditure growth between 1999 to 2002 (6.8%), i.e. it assumes that the market share will remain unchanged.
- 3.7 The impact assessment assumes that 85% of the proposed extension's turnover will be drawn from shops within the PCA (£4.45 million out of £5.23 million). The remaining 15% will be drawn from shops beyond the PCA.
- 3.8 MVM indicate that other large food stores will experience the greatest level of trade draw, for example Somerfield at Willesdon Green, Kwik Save at Cricklewood Lane and Safeway at Shepherds Bush. In general one would expect large food stores to compete directly with other comparable large food stores. MVM's trade diversion estimates appear to reflect this.
- 3.9 MVM's impact figures shown in Table E5 suggest that all stores will achieve a higher turnover in 2002 (after the proposed extension) than that achieved in 1999, with the exception of Budgens in Harlesden. In effect, MVM's impact figures show that expenditure growth between 1999 and 2002 is expected to offset and exceed trade diversion to the proposed extension.
- 3.10 As indicated earlier, NLP's 1999 Retail Study suggests that food stores were trading above average in 1999. If a higher turnover was assumed in MVM's figures, then the residual turnover estimated by MVM (column 5 Table E5) would also be higher. These higher turnover levels would not necessarily alter the conclusions of the MVM study, and may in fact produce a stronger case for the extension.
- 3.11 However, the inclusion of other food store commitments highlighted earlier would result in a much higher cumulative impact. The small Sainsbury store opened in Paddington Station is likely to have a turnover of approximately £5 million. Given that the store is located near the edge of the PCA it will not attract its entire turnover from this area. This store attracts a high proportion of its trade from BR station users rather than local residents. If 50% of its turnover comes from shops within the PCA then trade division would be approximately £2.5 million. The majority of this trade would come from the nearby Tesco Metro at Edgware Road and Budgens at Bayswater.

- 3.12 The proposed food superstore at Edgware Road, Paddington is likely to have a turnover of approximately £36 million (3,600 sq m net at £10,000 per sq m). This store is also located near the edge of the PCA, therefore as a broad estimate, 50% of its turnover might be attracted from stores within the PCA, £18 million. Although, we understand that this store is still the subject of a legal agreement with Westminster Borough Council relating to road widening. As a result the store might not be open until after 2002.
- 3.13 Taken together these two commitments and the proposed Sainsbury extension could increase the total level of trade diversion from shops in the PCA from £4.45 million to approximately £25 million in 2002. This trade diversion estimate excludes the development of a further superstore at White City, but this store is unlikely to be completed until after 2002.
- 3.14 The exclusion of these commitments makes it difficult to comment on the validity of MVM's impact results and conclusions. However, NLP's 1999 Retail Study suggested that food stores were trading significantly above average in 1999. These high levels of trading and future expenditure growth could support food store commitments and the proposed Sainsbury extension without having an adverse impact on existing stores, as shown below.

The NLP Borough Wide Retail Strategy 1999

- 3.15 The 1999 Retail Study suggested that convenience shops within the Borough were trading at least 17% above average in 1999. In particular large food stores were estimated to be trading well above average. Available convenience expenditure was projected to increase by at least 6.4% between 1999 and 2002. However, the turnover of convenience shops within the Borough was expected to decrease by 6.5% (£18.31 million) during this period, due to the development of food store commitments in neighbouring boroughs, including the three stores highlighted earlier. The turnover of the North Kensington Sainsbury store was expected to reduce from £42.52 million to £38.85 million, an 8.6% reduction.
- 3.16 The residual turnover of this Sainsbury store at 2002 is still higher than its benchmark turnover based on the company average sales density (£38.85 million compared with £38.54 million). On average all convenience businesses within the Borough were estimated to be trading 9% above the benchmark company average in 2002 following the development of food store commitments. The potential delay of the White City and Edgware food store would increase actual trading levels in 2002.

- 3.17 Based, on these figures it appears unlikely that the proposed Sainsbury extension will have an adverse impact on other food stores within or neighbouring the Borough, particularly if the White City and Edgware food stores are completed after 2002. However, as highlighted within the 1999 Retail Study, the quantitative scope for new floorspace should not be viewed in isolation. There are other qualitative factors that should also be considered.
- 3.18 On balance, these capacity and impact figures suggest that there could be quantitative scope for the proposed Sainsbury extension and other food store commitments. However, we do not believe that the capacity evidence presented by MVM provides conclusive evidence of a qualitative requirement or need, due to the exclusion of committed developments described above.

4.0 QUALITATIVE ASSESSMENT

Government Guidance

- 4.1 Richard Caborn's statement in February 1999 suggests that developers must demonstrate that their retail proposals are needed. The need for a proposed development should not be regarded as being fulfilled simply by showing that there is capacity (in physical terms) or demand (in terms of available expenditure). It is necessary to consider the wider needs of the community.

Requirement for the Proposed Extension

- 4.2 MVM set out the improvements that the proposed extension will bring. The potential benefits these improvements will bring to the community are a relevant consideration. However, these benefits should also be weighed against any dis-benefits, for example trade diversion away from other shopping centres.
- 4.3 MVM argue that the growing range of products demanded by customers and the limited space within the existing store have resulted in customer dissatisfaction. The proposed extension is designed to address this qualitative deficiency by providing a better choice of products, more checkouts and reducing congestion by improving circulation space. The proposed extension is expected to increase the sales area of the store by approximately 24%, which should allow these improvements to be implemented. The extension is also expected to provide enlarged and improved areas for CTN sales and the restaurant.
- 4.4 MVM also point out that the proposed extension is not expected to materially change the nature of the store's existing offer, for example the introduction of new forms of retailing such as clothing. If the Council are minded to approve the application it may be appropriate to condition the planning permission to restrict the sale of comparison goods within the store to ensure that new forms of retailing are not introduced, as claimed by MVM. This issue is discussed in Section 5.
- 4.5 Despite this description of the benefits of the proposed extension, the MVM statement provides limited information on the wider community need for the proposed extension. The MVM statement focuses on the Sainsbury store's current deficiencies and the proposed improvements following the extension. They have provided limited commentary on the inability of other stores in the PCA to meet the community's needs.

4.6 The MVM statement provides a descriptive overview of existing shopping facilities in and around the PCA in Section 3. This commentary provides some analysis of the role and nature of existing convenience shopping facilities. MVM suggest that many of the food stores cater for basket and top-up food shopping rather than bulk food shopping. However, the larger food stores are seen as suitable for bulk food shopping, as follows:

- Tesco, Brent Park (5,670 sq m net);
- Asda, Park Royal (4,243 sq m net);
- Safeway, Acton (2,494 sq m net);
- Sainsbury, Chiswick (3,103 sq m net);
- Kwik Save, Cricklewood (3,503 sq m net);
- Safeway, Shepherds Bush (2,197 sq m net);
- Tesco, Warwick Road (2,787 sq m net);
- Sainsbury, Cromwell Road (2,322 sq m net); and
- Sainsbury, Finchley Road (2,560 sq m net).

4.7 Only two of these stores (Safeway, Shepherds Bush and Kwik Save Cricklewood) are within the PCA. In addition, only two of the stores have a sales floorspace greater than the existing Sainsbury store in North Kensington (3,775 sq m net).

4.8 It is generally accepted that a sales floorspace of at least 2,326 sq m net (25,000 sq ft) is required to offer a good range of convenience products. However, a larger floorspace is required to offer the full choice of products i.e. different brands of the same items and bulk purchase-packs. Larger food superstores also provide a range of ancillary comparison items and other services, e.g. concessions, restaurant. These larger food superstores can have a sales floorspace of between 4,000 to 5,000 sq m net.

4.9 The existing Sainsbury store is large enough (3,775 sq m net) to offer a good range of convenience items, but does not have the same choice of products available at larger stores, for example Tesco at Brent Park and Asda at Park Royal. The proposed extension will improve customer accessibility to a large superstore with a sales floorspace of over 4,000 sq m net within the PCA. For example residents within the south and east of the PCA currently have to travel beyond 10 minutes drive time to visit a store of this size. Therefore, the proposed extension will improve the level of choice in the PCA. The

benefits of the extended store will depend to some extent on the range of goods sold. This issue is addressed in the next section.

The Sequential Approach

- 4.10 Richard Caborn's February 1999 statement suggests that extensions to stores should be considered against the sequential approach, as acknowledged by MVM at paragraph 2.12. However, MVM argue that the need for the improvements to the Sainsbury store is locationally specific to the store, and as such, the improvements are incapable of being disaggregated and located away from the store. Therefore, MVM argue that the second stage of the sequential approach, i.e. site appraisals, is not relevant in this case.
- 4.11 In our view the purpose and nature of the proposed extension is relevant, as demonstrated by the Tesco Bursledon appeal decision. The first stage of the sequential approach is to establish whether the proposed development is needed. It is necessary to demonstrate that the extension is needed by the community. Notwithstanding this, the operational needs of existing retailers are a relevant planning consideration. MVM argue that Sainsbury need the extension from an operational perspective. The weight given to operational need must take into account what extent they reflect the wider planning need in the community.
- 4.12 The proposed extension will increase the sales floorspace of the store from 3,775 sq m net to 4,695 sq m net. As indicated in the previous sections, there may be capacity for this additional space in terms of available expenditure, but this additional floorspace could, in theory, be accommodated in principal shopping centres, i.e. sequentially preferable sites/premises. If the extension was expected to introduce predominantly new forms of retailing, particularly non-food not necessarily sold in food stores, then the new retail space could be disaggregated and accommodated within vacant shop units within principal shopping centres. However, MVM claim that the extension will not introduce a significant element of new forms of retailing.
- 4.13 If the store does not introduce a significant amount of new forms of retailing, as claimed, then the key issue is whether an enlarged food store of 4,695 sq m is needed by the community in this location. The 1999 Retail Study estimated that the Sainsbury store is trading significantly above the company average. Therefore, congestion within the store is an issue. The proposed extension should help to relieve existing congestion, which would benefit customers. Therefore, evidence suggests that there is a community need for the proposed extension.

4.14 We do not consider that there are available opportunities to either extend an existing food store or develop a new large food superstore in this part of the Borough. Therefore, if the Council agree that an extended store is needed by the community in North Kensington then the proposal may be in accordance with the sequential approach.

4.15 If the Council consider that the needs of the community can be met by the provision of a smaller food store within or adjacent to a Principal Shopping Centre, which will serve the same area as the Sainsbury store, then there may be sequential grounds to refuse the application. We are unaware of any suitable sites to accommodate this form of development in the locality.

5.0 COMPARISON AND CONVENIENCE SALES FLOORSPACE

Community Needs

- 5.1 As indicated within the previous sections of this report, evidence suggests that there is a quantitative and qualitative need for an enlarged food store within the north of the Borough, in terms of existing trading congestion and the provision of a store which offers a wide range and choice of goods, suitable for bulk food shopping. In our view there are no sequentially preferable sites to meet this need other than the Ladbroke Grove store. However, the nature of goods sold within the enlarged store is relevant, as different types of sales floorspace will cater for different needs.
- 5.2 The existing store sells predominantly food and grocery items with some ancillary comparison sales (85:15 as indicated by the applicant). The store is trading heavily and MVM claim that some of the new space will be required to accommodate new checkouts and increased circulation space. If the extension is to relieve sales congestion then a major element of the extension should be devoted to the provision of an enlarged convenience sales area and checkouts i.e. more of the same.
- 5.3 The expenditure growth projections within the MVM study and the 1999 Retail Study include ancillary comparison sales within food stores. Therefore, there is also some scope for an enlarged area for the sale of comparison goods. In addition, customers will expect to find a certain level of comparison goods within large food superstores.
- 5.4 It is unclear from the applicant's submission what additional items will be sold. No detailed store layout drawings (before or after the extension) have been provided. The applicant has suggested that a condition to restrict the future sale of comparison goods within the extended store should be introduced to deal with this issue.

The Applicant's Proposed Condition

- 5.5 The applicant has suggested the following condition to restrict the sale of comparison goods.

"Not without the Council's agreement in writing to use more than 17.5% of the sales and display area of the extend store for the sale or display of comparison goods.

The sales and display area is taken to mean the total area used for the sale and display of goods together with other publicly accessible areas used for the provision of services to customers. Comparison goods means those defined by The Data Consultancy."

- 5.6 The inclusion of 'other publicly accessible areas used for the provision of services to customers' implies that areas occupied by checkouts, the restaurant, concession, CTN and possibly the entrance area will be included. Therefore the 17.5% will be applied to the highest possible floorspace figure. It is also unclear whether the comparison sales area will include any checkouts.
- 5.7 The Data Consultancy's definition of comparison goods includes durable items such as clothes and electrical goods often sold in high street shops. It also includes other items one would normally expect to find within a food store e.g. pharmaceutical/medical goods, pet food, baby products toiletries/perfume, kitchenware, stationery/cards and seasonal goods such as Christmas decorations and barbecue equipment. The existing store already sells a range of these comparison products.
- 5.8 As indicated in Section 1, the extended store will have a sales area of 4,695 sq m and other public areas will provide a further 621 sq m. Therefore, the total floorspace included in the applicant's defined *sales and display* area will be 5,316 sq m. As a result the applicant's proposed condition would allow up to 930 sq m of comparison sales floorspace. If other public areas were excluded then the allowance would be marginally smaller at 870 sq m, therefore the difference is not significant.
- 5.9 Typically 10% of a large food stores net sales floorspace is devoted to checkouts and the associated circulation/packing area. Therefore, the sales floorspace of the extended store (based on the applicant's proposed condition and Plan A1/105) could be broken down as follows:

- Convenience sales = 3,295 sq m
- Comparison sales = 930 sq m
- Checkouts = 470 sq m
- Total = 4,695 sq m**

5.10 The applicant indicates that approximately 15% of the store is currently devoted to the sale of comparison goods. Again, it is unclear what this 15% figure relates to, i.e. net sales floor space, checkouts and other public space. Our own visits to the store suggest that no more than 15% of the sales floorspace, excluding checkouts etc, is devoted to the sale of comparison goods.

5.11 Based on this assumption the breakdown of the existing stores sales floorspace could be as follows:

- Convenience sales = 2,887 sq m
- Comparison sales = 510 sq m
- Checkouts = 378 sq m
- Total = 3,775 sq m**

5.12 The assumed floorspace breakdowns shown above imply that the proposed extension will increase the space devoted to each use, as follows:

- Convenience sales = 408 sq m (+ 14%)
- Comparison sales = 420 sq m (+ 82%)
- Checkouts = 92 sq m (+ 24%)
- Total = 920 sq m (+ 24%)**

5.13 The proposed condition would allow the comparison sales area to be increased by 420 sq m, out of a total increase in sales floorspace of 920 sq m. Therefore, the split between new convenience and comparison sales within the new extension would be approximately 50:50. It is unclear from the information provided by the applicant whether some of the increase in sales floorspace will be devoted to widening aisles rather than increasing the display areas.

- 5.14 Based on these estimates the split between comparison and convenience sales space (excluding checkouts) would be 78:22. Based on our experience, it is not uncommon for large food superstores with a sales floorspace in excess 4,500 sq m net to have approximately 20% to 30% of their sales floorspace devoted to the sale of comparison goods. A proportion of this comparison space will be devoted to the sale of toiletries, kitchenware, pet food, stationery and other comparison items commonly found within food stores. However, the condition proposed by the applicant provides limited control over the mix of comparison goods sold. Theoretically, all the space could be devoted to the sale of clothing and fashion, which could change the nature of the store. However, this is unlikely as the retailer will wish to stock and sell a range of comparison goods associated with convenience shopping, e.g. toiletries, pet products, kitchenware and seasonal goods.
- 5.15 It is also important to note that the condition attached to the original planning permission is relatively unclear. In our view this condition provides limited control on the sale of goods. Condition 11 states:

The Class I retail store shall be used primarily for the sales of food, and shall not be used as a retail warehouse or as a DIY store.

- 5.16 No guidance is given with regard to the minimum level of food sales that will be allowed i.e. what does primarily mean? As indicated above, approximately 78% of the sales floorspace (excluding checkouts) of the extended store would be devoted to convenience sales if the applicant's proposed condition is accepted. We believe that it would be difficult to argue that this split in sales floorspace contravenes condition 11. Sainsbury could choose to reconfigure their existing store to provide, say, 35% comparison sales (1,321 sq m) without planning permission. Nevertheless, the proposed extension does provide an opportunity to impose a tighter control on the store as a whole.

Planning Condition Options

- 5.17 There are a number of options available to control the sale of goods within the extended store. The applicant has suggested a maximum proportion of comparison space, which may allow up to 930 sq m of space to be devoted for the sale of comparison goods. The advantage of this approach is that it provides a clear measurable limit. If the Council impose a minimum level of convenience goods floorspace then the level of comparison

floorspace would be uncertain. For example, if Sainsbury choose to re-configure their store to provide more sales floorspace by reducing storage or other non-sales areas then all the net gain in sales space could be devoted to comparison goods. If the Council's aim is to restrict the level of comparison sales within the store then we believe that a maximum limit, as proposed by the applicant is the most appropriate approach.

- 5.18 The disadvantage of this approach is the lack of control over the mix of comparison sales. Some comparison sales purchased on a day-to-day basis are normally provided within a food store whilst other comparison goods can be seen as being more ancillary, such as clothing, toys, furniture and electrical goods. These ancillary sales may be less acceptable in planning terms. The Council may choose to impose tighter controls on ancillary goods. For example, a maximum limit for specified comparison items could be introduced. This type of condition would offer more control over the sale of comparison items more typically sold within high street shops, but would give the operator more flexibility to sell other day to day comparison items. However, in our view this tighter restriction will not be necessary if the 17.5% maximum limit is introduced because the store will continue to sale a range of day-to-day comparison goods, which will limit the scope for ancillary comparison sales.

Concessions

- 5.19 A small area (182 sq m) is proposed for a concession, which the applicant indicates is likely to be occupied by Minit Services, who undertake drycleaning, film processing, shoe repairs and key cutting. These types of services are often provided within large food stores.
- 5.20 The Council may be concerned that the concession area could be occupied by other uses that do not support the main food store use, which could otherwise be located within an identified shopping centre.
- 5.21 The proposed condition limiting the sale of comparison sales floorspace would cover the concession, and should restrict the potential for this concession to be occupied by a comparison retailer. It may be too restrictive to limit the concession to a specific operator or type of occupier. The inclusion of one concession is unlikely to have a significant impact on other shopping centres. However, the amount of space devoted to concessions could be restricted to ensure that the character of the store remains consistent with that tested by MVM and to prevent the emergence of a number of

concessions, who may compete with other shopping centres. The following condition could be used.

"The area devoted to concessions should not exceed 200 sq m."

6.0 CONCLUSIONS

The Need for the Proposed Extension

- 6.1 The approach adopted within MVM's retail capacity/impact assessment is relatively broad brush. However, our review of the MVM study suggests that the capacity and impact figures produced are relatively conservative, because no allowance has been made for:
- healthy food store trading levels in 1999 (i.e. above the company average); and
 - the potential for the clawback of expenditure leakage.
- 6.2 These factors suggest that MVM may have under-estimated the quantitative capacity for additional food store floorspace. However, the MVM study makes no allowance for other food store commitments, i.e. the proposed food stores at White City, the recently opened Sainsbury at Paddington Station and the proposed food store at Edgware Road. The White City and Edgware food store proposals may have been excluded by MVM due to uncertainty regarding the timing of these schemes. It may be fair to assume that these stores will not be open until 2003 at the earliest.
- 6.3 The NLP 1999 Retail Study did make an allowance for these commitments. Projections within the 1999 Retail Study suggest that there should be quantitative scope for the proposed extension and the existing commitments by 2006, and that there is unlikely to be an adverse impact on existing food stores.
- 6.4 The 1999 Retail Study indicated that there are no obvious areas of food superstores within the Borough, particularly after the White City development. The study concluded that does not appear to be a need to allocate a further site for a large food store development. However, the study also suggested that above average trading levels within existing stores would offer some scope for additional food store floorspace (including ancillary comparison sales), up to 910 sq m net by 2006. Therefore, the proposed Sainsbury extension would meet most of this floorspace projection.
- 6.5 The applicant claims that the proposed extension will address customer dissatisfaction with the existing store, by providing a better choice of products and reducing

congestion. Most of the existing food stores in North Kensington cater for basket and top-up food shopping rather than bulk food shopping. The proposed extension will improve customer accessibility to a large superstore with a sales floorspace of over 4,000 sq m net, and will reduce the need for residents to travel outside the Borough to visit a store of this size.

The Sequential Approach

- 6.6 Government guidance suggests that extensions to stores in out-of-centre locations should be considered against the sequential approach. The first stage of the sequential approach is to demonstrate that the proposal is needed. The second stage is to demonstrate that there are no alternative town centre or edge of centre opportunities to meet this need.
- 6.7 The 1999 Retail Study suggests that there is quantitative scope for the proposed extension and that there will be qualitative benefits to customers if the extension is permitted. However, the Council should consider whether this need can be accommodated within or adjacent to an existing principal shopping centre, which would serve the same area of North Kensington.
- 6.8 In addition, it is necessary to consider whether the additional retail floorspace proposed could be disaggregated and accommodated on smaller sites/premises in principal shopping centres. If the proposed extension is appropriately conditioned to prevent the introduction of a significant amount of new forms of retail sales then the identified need for the extension is, in our view, locationally specific to the Sainsbury store. Therefore, the potential disaggregation of the new floorspace can be rejected.
- 6.9 We recommend that, if the Council is minded to approve the application then a maximum level of sales floorspace devoted to the sale of non-food and grocery items should be imposed as discussed in Section 5. The 17.5% restriction proposed by the applicant will allow up to 930 sq m of comparison sales compared with 510 sq m within the existing store.
- 6.10 A comparison sales floorspace of 930 sq m is not unusual for a food superstore of the size proposed. However, if the Council is concerned that some of the proposed comparison sales could be better located within an existing shopping centre then it may

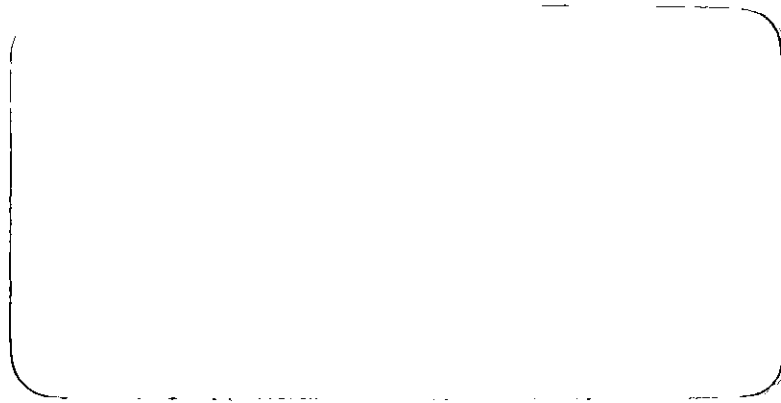
be appropriate to negotiate a lower limit. If the Council is not convinced that the condition proposed by the applicant will prevent a significant amount of new forms of retail sales being provided in the Sainsbury store then the decision should be deferred, and more detail information requested from the applicant, i.e. a detailed store layout showing displays and the goods sold.

14 REGENT'S WHARF, ALL SAINTS ST, LONDON N1 9RL

TEL 0171 837 4477 FAX 0171 837 2277

FLOOR D, MONTAGU HOUSE, DEAN ST, NEWCASTLE UPON TYNE NE1 1LY

TEL 0191 261 5685 FAX 0191 261 9180



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**PROPOSED STORE EXTENSION AND
IMPROVEMENTS AT
J SAINSBURY STORE
18 SCANAL WAY
NORTH KENSINGTON**

RETAIL STATEMENT

**APPLICATION REF:
TP/98/1187**

SEPTEMBER 1998

**MVM PLANNING LTD
ROPEMAKER COURT
12 LOWER PARK ROW
BRISTOL
BS1 5BN**

**TEL 0117 925 4393
FAX 0117 925 4239**

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1 INTRODUCTION

1.01 The report has been prepared by MVM Planning Ltd in connection with Planning Application Ref. TP/98/1187 submitted on behalf of Sainsbury's Supermarkets Ltd (Sainsbury's) for an extension and improvements to the existing Canal Way foodstore to provide additional retail sales floorspace and associated works of modernisation and improvement. The Royal Borough of Kensington and Chelsea (the Council) requested the preparation of this report, the objective of which is to assess the likely changes in trading patterns in existing centres and stores as a result of the application proposal.

1.02 This assessment is set out as follows:

- Section 2 : Describes the application proposal
- Section 3 : Provides an indication of the vitality and viability of identified centres
- Section 4 : Examines the likely trading effects of the improved store
- Section 5 : Considers the proposal in the context of the sequential approach to site selection
- Section 6 : Summarises the likely implications, if any, on existing identified centres and stores

2 THE APPLICATION PROPOSAL

2.01 The application proposal involves works to the existing food store to increase the current sales area from 3,764 sq m (40,600 sq ft) to 4,691 sq m (50,700 sq ft) - an increase of some 927 sq m (10,000 sq ft). The proposals involve the demolition of the existing coffee shop and its reinstatement on the store's front elevation. This will enable it to be improved and modernised in accordance with the 'J's Restaurant' format. The proposal will also provide a 185 sq m (985 sq ft) concession area, the operators for which have yet to be identified, together with relocated and improved customer toilets, Automated Teller Machine (ATM) room, confectionery/tobacco/news (CTN) area, and entrance lobby. All works of extension and improvement are to take place at the store's front elevation. The proposals involve consequential alterations to the front elevation and kerb line, resulting in a reduction of car parking provision from 456 to 442 - a net loss of 14 spaces. The rationale for the proposed improvements is summarised below:

i) Securing qualitative improvements to the store's existing retail offer:

2.02 Sainsbury's considers that the retail offer no longer meets the needs and expectations of existing customers. By providing more shelf space, Sainsbury's will be able to stock greater quantities of fast moving products, thereby maintaining an appropriate level of choice and reducing the frequency of shelf restocking, particularly at peak periods when the store is congested. Additional shelf floorspace is also required to enable a greater range of primarily convenience products to be stocked, thereby improving quality and choice. Retailing is a dynamic process and innovations in product design which broaden the range of certain product lines demand extra shelf space. Modern foodstores now stock much broader ranges of certain product lines in response to consumer demand than was the case when the Ladbroke Grove store was designed. Examples include cereals, gourmet foods, fresh fruit, world foods, wine etc. The Ladbroke Grove store is unable to stock the level and range of these and other goods required now by its customers and the additional retail sales floorspace is required as a result.

2.03 In an attempt to improve the accessibility of products to all customers, new generation shelves or "gondolas" are becoming a common feature in many modern Sainsbury's stores. They are slightly lower than the existing gondolas in the store and are consequently unable to carry the same quantity of each product as the existing gondolas. Accordingly, more gondolas are needed to enable existing and new convenience product ranges to be stocked, in turn requiring additional sales area.

2.04 The extension will not result in the introduction of new forms of retailing to the store and it is proposed to sell primarily convenience goods from the extended sales area. This will improve the attractiveness of the store primarily for existing customers, thereby maintaining market share rather than increasing it. This is consistent with supporting evidence set out at paragraph 3.2.6 of (BTP) Transportation Report.

ii) Improving customer comfort and enjoyment of the shopping experience

2.05 Based on observation and discussions with the store management, we understand that the store is congested, particularly at peak periods. Observation indicates that the store may be trading at a level slightly above Sainsbury's company average. Evidence of this includes long queues at checkouts and empty shelves being restocked, causing congestion and inconvenience for existing customers especially at peak periods. The application proposal seeks to address this issue. The improved sales area will enable the provision of wider aisles, lower gondolas, more accessible products, ten additional tills (from 29 to 39) and improved customer circulation space, including a repositioned and improved entrance lobby. These improvements will benefit customers by making the overall shopping experience more enjoyable and comfortable.

iii) Enhancing customer facilities

2.06 The improved store will enable the provision of oven fresh and meat and fish counters. These facilities are now demanded by the majority of customers. The proposal will also rationalise and improve the coffee shop and restaurant enabling the most modern format ("J's Restaurant") to be incorporated.

Summary

- 2.07 The application proposal is therefore aimed at improving the overall quality of the existing offer primarily for existing customers, in the face of growing competition, in what is a dynamic market. The improvements will ultimately benefit the consumer and will provide a level of service now demanded by customers.

3 ANALYSIS OF EXISTING CENTRES AND STORES

Methodology

3.01 We have visited those centres (which have been agreed verbally with the Council) and stores identified on Plan MVM 1 and the accompanying schedules, which are attached at Appendix A. The smaller convenience stores which are situated within the centres have also been visited and their trading patterns observed.

* 3.02 Due to the scale and nature of the proposal described in Section 2 and the trading patterns of large food stores in the area, we consider it to be inappropriate either to attempt a definition of the Primary Catchment Area (PCA) of the store, or to carry out a capacity study to identify 'need' for the proposal. The issue of 'need' in the context of the needs and requirements of the retailer is addressed in more detail at paragraph 5.05 below.

3.03 The spatial distribution of the identified stores and centres covers ^{Six} ~~four~~ Boroughs. Each UDP defines its hierarchy of retail centres in a slightly different way. For the purposes of comparability and on the basis of our knowledge of these centres and their function, they are considered to fall within two categories: Primary Shopping Areas / Town Centres; and Secondary Shopping Areas / Local Centres and are considered below.

Primary Shopping Areas/Town Centres

A) *Portobello Road (RB Kensington & Chelsea)*

3.04 The defined centre extends from Oxford Gardens in the north to ^{Chapton Villas} ~~Westbourne Grove~~ in the south. It accommodates around 135 permanent retail units and a large number of market stalls selling a wide variety of products. Of the units, about 21 (16%) are convenience. The main convenience provision is made by Tesco Metro, which provides mostly for basket shopping trips, with a small proportion of trolley trade. The store was observed to be busy with a reasonably high quality offer, selling a broad range of primarily convenience goods. Additional provision is made by Buy Best Food & Wine and a

number of small independent bakers, fishmongers, butchers, newsagents and off licences, together with some specialist world and health food shops. The vacancy rate (28 units/21%) is above the national average of 14%, although a number of vacant units were undergoing refurbishment at the time of our visit in preparation for new tenants. In any event, the largest concentrations of the vacant units are to be found in the northern and southern extremities of the centre. These units are situated within secondary and tertiary shopping areas where there is a mix of residential and non-retail uses.

Dismissed
as
concern.

conflicts
with
our
surveys
in July
98
could be affected?

- 3.05 Portobello Road is a thriving, vibrant and colourful shopping centre and is also a popular tourist attraction, particularly on full market days and weekends. It is internationally recognised for its antiques and bric-a-brac shops/market stalls and also for its pubs, cafes and restaurants. National multiple representation includes Woolworths and Body Shop. The convenience provision services primarily the daily top-up needs of local residents and also attracts some spin-off trade from visitors to the market.

B) Harrow Road (City of Westminster)

- Wh 3.06 The A404 Harrow Road is a main distributor road providing about 97 retail units. Of these, 21/22% are convenience stores, which include Kwik Save, Costcutter and Iceland. These stores cater predominantly for basket trade and the top-up needs of local residents. Additional provision is made by smaller specialist units, including newsagents, butchers, off-licences, florists, a pharmacy and butchers. The centre also provides a family service unit, health centre, job centre, a centre for leaning disabilities and a law centre. Parking on Harrow Road is controlled and there is only limited on-street parking in the nearby residential streets. Overall, the centre provides mainly for the surrounding residential catchment and passing trade, being situated on a major public transport route. Evidence exists of investment and improvements, including the canal crossing and recently completed residential development undertaken on behalf of the Harrow Road Housing Corporation. Despite the above-average vacancy rate and the fairly poor shopping environment caused by traffic noise/pollution, Harrow Road is considered to fulfil its function well and is certainly not in decline or under threat.

? What is the vacancy rate - not stated

C) Chamberlayne Road (LB Brent)

- 3.07 Chamberlayne Road, which runs north to south between Kilburn Lane and Wilsden, provides in the order of 100 units at ground floor level with residential flats above. Kensal Rise rail station is situated at its northern end and Chamberlayne Road is also on a bus route. The centre comprises mainly lower order single frontage units. The majority of vacancies and more dilapidated properties (both retail and residential) are situated at the northern end of the centre, whilst at the southern end close to the junction with Kilburn Road, the centre is busier and more prosperous. The range of goods and services and the level of convenience provision indicates that the centre meets the daily needs of both local residents and also passing trade.

What
sort
of shop
is there
a super-
market?

D) Salusbury Road (LB Brent)

- 3.08 The defined shopping frontage on Salusbury Road runs northwards from Queen's Park underground station to Montrose Avenue. Salusbury Road is a major bus route. Of the 54 units, 14/26% are convenience comprising three small mini market/grocers together with a number of smaller specialist units including newsagents, delicatessen, florist, pharmacy and off licence. Other non-food units include restaurants and hot food takeaways, an antiques shop, car accessories, a glazier and clothing shops. Services include a post office, library, laundrette, dry cleaners and estate agents.
- 3.09 With the low number of vacancies (4/7%), the centre is busy and vibrant, despite being dated and situated on a heavily trafficked road. The new mobile phone shop indicates that the centre remains an attractive investment location. Overall, it makes only limited convenience provision, together with a reasonable level of comparison and other service provision. However, it is also likely to benefit from passing trade and the depth of comparison, service and other specialist provision indicates its vitality and viability.

Secondary Shopping Areas/Local Centres

E) Harrow Road (L B Brent)

- 3.10 Harrow Road is a small linear local centre with all retail units concentrated on the north side of Harrow Road. It comprises a mixture of 2 and 3 storey residential flats over shops at ground floor level. It is characterised by high vacancy rates and a lack of investment and provides mainly low order convenience stores (e.g. Food Store). On-street parking is controlled, although the centre is situated on a main bus route. Nevertheless, Harrow Road is considered to provide important local shops and services for a very limited catchment population and is therefore considered to fulfil its functions.

F) College Road (LB Brent)

- 3.11 Situated in a quiet and pleasant residential area, the centre comprises a post office and grocery store, newsagent, launderette and chemist, together with a betting shop and café, with one vacancy. The centre clearly serves a very local population well.

G) Canterbury Road - Peel Centre (LB Brent)

- 3.12 The retail provision is centred around a pedestrianised area and comprises retail units at ground floor level, with residential above. The centre contains a high proportion of vacancies, is visually unattractive and appears to have suffered from a lack of investment over a long period of time. Despite this, it contains a butcher, newsagent, doctor's surgery, laundrette and café, together with a public house and community action project centre. Overall, the centre appears to be in decline, although this is probably due more to structural reasons (design, function and lack of investment) than to competition.

H) Shirland Road (L B Brent)

- 3.13 Shirland Road a linear centre with retail units at ground floor level and two floors of residential above. Only one vacant unit was noted and overall, the centre offers a pleasant

shopping environment with a variety of convenience units, including a chemist, newsagent, bakers and butchers with additional services such as a dry cleaners/laundrette, estate agent and hot food takeaways. It is robust and healthy and evidence of investment in new shop fronts and tree planting was observed.

I) Ladbroke Grove (RB Kensington & Chelsea)

- 3.14 Ladbroke Grove is a linear centre situated on a busy secondary road. The centre is spread over two areas: the area around the underground station; and the area at the northern end of Ladbroke Grove. Of the 63 units over the whole of the centre, 13 are convenience, including two Price Check food/wine/newsagents, which are situated either side of Ladbroke Grove underground station. Both stores serve a local function and benefit from commuters using the Ladbroke Grove underground station. A number of smaller specialist convenience stores include newsagents, a pharmacy, florist stall, baker and several off-licences. The centre as a whole also provides a variety of public houses/wine bars, hot food take-aways and estate agents. It is interspersed with a number of Victorian residential properties both at ground floor level and above the shop frontages.
- 3.15 The majority of vacancies (10/16%) are situated at the northern and southern peripheries of the shopping centre. From observation, it is considered that the main reason for this is the declining footfall (particularly at the north end of Ladbroke Grove). It is also considered that the peripheries of the centre include secondary and tertiary shopping areas, which are characterised by a mix of residential and non-retail business uses
- 3.16 Overall, Ladbroke Grove is a busy and viable shopping frontage, particularly between Cornwall Crescent and Cambridge Gardens.

J) Golborne Road (RB Kensington & Chelsea)

- 3.17 The Golborne Road local centre provides a limited number of convenience shops including a Cost Cutter and off-licence, together with a range of local service units including a launderette, hairdressers, a public house, chemist and an optician. Other

community facilities include a doctors surgery and library. The centre is the focal point of a 1960's residential development with retail units at ground floor, and residential above. It is served by plentiful on-street parking provided in marked bays.

- 3.18 The centre provides important retail and social functions for the surrounding estate and evidence exists of investment in the centre.

K) Kensal Road (R B Kensington & Chelsea)

- 3.19 The western end (north side) of Kensal Road comprises a number of industrial and office uses some of which are vacant, the main concentration of retail units being on Golborne Road (see above). Convenience provision is limited and the service provision includes a Social Services Neighbourhood Team and a number of other units including a café, brasserie and public house. Evidence exists of investment in the form of tree planting and the construction of community facilities and street furniture on Kensal Road.

L) North Pole Road (RB Kensington & Chelsea / LB Hammersmith & Fulham)

- 3.20 North Pole Road comprises a series of retail units at ground floor with residential above. It is a prosperous but small local centre, providing a range of convenience units, including a pharmacy, newsagents, off licence, butchers and a grocers. Some on-street parking is available. No vacancies were observed and overall, the centre provides a clean and pleasant shopping environment for the daily needs of local residents.

M) Station Road (L B Brent)

- 3.21 Station Road is a linear centre which runs in a north to south direction between Tubbs Road and ^dActon Lane. It is a small local centre and appears to have suffered from the lack of investment both in the shop units at ground floor and the residential flats above. However, despite the reasonably high vacancy rate, the centre does provide a number of small convenience units including newsagents, off licence, and a large post office together

with a number of local services. There are no foodstores or grocers perhaps reflecting the proximity of Budgens, Harlsden (see para ... below).

Other Large Convenience Stores

3.22 In addition to the stores referred to above and excluding the application store, the following large convenience stores (over 500 sq m net sales area) have been identified on Store Plan MVM 1 considered below.

Rival

1) *Tesco, Great Central Way, Brent Park.*

3.23 The store is free-standing and has a net sales area of 5,669 sq m (61,300 sq ft). It is located adjacent to the A406 North Circular Road and is supported by a free 622 space car park and petrol filling station.

3.24 It operates on a 24 hour basis and offers all expected services including a clothing section with a dry cleaners, photo shop and chemist. The store is reasonably well served by public transport, with a bus stop located in the car park. The store was busy and trading successfully, providing almost solely for bulk shopping trips.

Dated

2) *Asda, Park Royal Industrial Estate.*

3.25 The store has a net sales area of 4,243 sq m (45,670 sq ft), and offers wide aisles, a good quality display and wide range of goods in a pleasant shopping environment. The store opened in September 1980 and is therefore rather dated. It offers a bakery, fish counter, butchers, delicatessen, clothing and a garden section. The store trades until midnight on every Thursday and Friday and was observed to be trading fairly well.

Rival?

3) *Safeway, Rectory Road, Acton.*

3.26 Located off the junction of the A4020 and A4000, the store has a sales area of 2,494 sq m (26,845 sq ft) and provides car parking spaces. It is reasonably well served by public transport although serves mainly the car borne shopper. The store offers a wide range of

goods with a good level of stocking and was observed to be trading well with the majority of its 22 tills being open.

?
4) *J Sainsbury, Essex Place, Chiswick.*

3.27 The store is situated off Chiswick High Road, with a net sales area of 3,103 sq m (33,400 sq ft). It offers all expected services of a store this size. It is of modern appearance and offers a pleasant shopping environment. The store was observed to trading well with the majority of the tills being open.

not rival
5) *Safeway, Kilburn High Road, Kilburn.*

3.28 Situated on the High Road in the heart of Kilburn town centre the store has a net sales area of 882 sq m (9,494 sq ft) and is predominantly basket orientated, with some trolley trade. The store was observed to be very busy with queues behind each of the 12 tills. It provides a large selection of convenience foods, although being a relatively small store there are few services offered.

not rival
6) *J Sainsbury, Kilburn High Road, Kilburn.*

3.29 Again, situated on the High Road, the store has a net sales area of 1,007 sq m (10,840 sq ft) but offers no discreet customer car parking. It is basket orientated with an element of trolley trade. The store was observed to be trading heavily, with queues behind all tills.

? possible rival
7) *FoodGiant, Cricklewood Lane, Cricklewood.*

3.30 FoodGiant adjoins a number of large retail units, which form part of a modern retail park. Other units include Poundstretcher and Pet World. The store has a net floor area of 4,079 sq m (43,900 sq ft) and shares a 200 space car park with the other retailers. It is a modern store it provides a bakers, delicatessen and a concession operated by Harveys.

3.31 The store has poor pedestrian and public transport linkages and appears to be geared towards the car bourne shopper and was observed to be trading reasonably well.

176/
RIVG?

8) ***Tesco Metro, Broadway Centre, Hammersmith.***

3.32 Tesco Metro (667 m² / 7,180 sq ft) anchors the Broadway Centre and was observed to be trading well, with queues behind each till.

3.33 The store offers a delicatessen and bakery and is of modern appearance, creating a pleasant shopping environment. It is likely to cater predominantly for commuters and local workers, offering mainly basket trips, with some bulk trade.

9) ***Safeway, Kings Mall, Hammersmith.***

3.34 Safeway occupies a unit within the Kings Mall Centre. Surrounding shops include Habitat, Burger King and Byrite. The store has a net sales area of 1,729 sq m (18,610 sq ft) and shares the Mall's 1300 car parking spaces. It is a modern store with an up-to-date format offering a broad range of goods in high quality shopping environment and was observed to be trading very well.

POSSIBLE
RIVG??

10) ***Safeway, Shepherds Bush Centre, Shepherds Bush.***

3.35 Situated within the Shepherds Bush Centre the store has a net sales area of 2,197 sq m (23,648 sq ft). It opened in 1981 and although it has undergone some refurbishment, it is beginning to show its age and requires further attention, in particular to the exterior. The lack of parking combined with the store's dated appearance does not appear to be detrimental to its trading activity, as all 18 tills were in use, with queues behind each one.

11) ***Budgens, Harlesden Plaza, Harlesden.***

3.36 The store has a net sales area of 770 sq m (8,300 sq ft) and opened for trading in March 1995. It is modern in appearance and forms part of the Harlesden Plaza. The store has standard opening hours and shares a 130-space car park with other operators in the Centre. The Plaza has good pedestrian linkages to the busy shopping area of Harlesden High Street which is well served by public transport. The store was observed to be trading successfully with an equal split between basket and trolley-shops.

12) Tesco Metro, Portobello Road, Notting Hill.

3.37 The store is situated on the busy and colourful street of Portobello Road, and has a net sales area of 508 sq m (5,468 sq ft) and offers a bakery. The store predominantly caters for basket shopping and offers a narrow range of convenience products but is well stocked and displayed. The store is relatively new and is of modern appearance. It was observed to be trading very well and clearly benefits from spin-off trade from Portobello Road traders, shoppers and local residents.

13) Safeway, Kensington High Street, Kensington.

3.38 Located along a busy Principal Shopping Frontage, the store (597 sq m / 6,426 sq ft) gains much custom from the passing footfall and benefits from good public transport links. It was well stocked and displayed, offering a bakery and a delicatessen. The store caters for local workers and shoppers, and offers a broad range of ready cooked and quick meals. The store is clearly successful and was observed to be very busy.

14) Budgens, Earls Court Road, Kensington.

3.39 The store has a net sales area of 845 sq m (9,095 sq ft) and is located off Kensington High Street. The store operates standard opening hours, four tills, and provides no extra store services. However, it does offer a large selection of wines. The store is set back from the street and suffers from poor profile and visibility as a consequence.

3.40 The store is, however, well served by public transport, with a bus stop outside the shop, although clearly provides only for top-up shopping trips.

15) Iceland, Harrow Road, West Kilburn.

3.41 The store is located on the main shopping frontage of Harrow Road (City of Westminster) and offers free delivery to customers who spend £25 and above in the store, but no other services. The store has net sales area of 510 sq m (5,489 sq ft) (based on MVM Planning

estimate). Although there is no discreet customer parking offered, the area is well served by public transport. The store was observed to be trading well, with four of its five tills open.

16) *Kwik Save, Harrow Road, West Kilburn (City of Westminster)*

3.42 Located adjacent to Iceland, the store (560 sq m / 6,027 sq ft) offers discount products with a butchers and bakery and was observed to be trading fairly well. The store appears dated and rather run down. Trade was observed to be quiet with only two of its seven tills being open.

17) *Tesco Metro, Church Street, St. Johns Wood.*

3.43 The store (520 sq m / 5,597 sq ft) is located off Edgware Road, offers limited in-store services and predominately caters for basket shoppers. There is no discreet customer parking although the store is reasonably well served by public transport. The store was observed to be busy and trading successfully.

18) *Budgens, Porchester Road, Kensington.*

3.44 Situated on Porchester Road in a busy shopping environment, the store is modern, provides adequate services and has a net sales area of 1,120 sq m (12,055 sq ft). There are no discreet customer parking facilities, although the store is well served by public transport. The surrounding shops include a hairdressers, newsagent, chemists and pizza parlour. The store is clearly successful and was observed to be trading well.

19) *Somerfield, High Road, Willesden Green.*

3.45 Situated adjacent to the Primary Shopping Frontage of High Road, the store has a net sales area of 1,923 sq m (20,700 sq ft), provides 69 car parking spaces and offers adequate pedestrian and public transport linkages. The majority of shopping trips are basket-orientated. The store was busy with queues behind many of the tills.

20) *Stop and Shop, Western Avenue, East Acton.*

- 3.46 The store is located just off the busy A40 Western Avenue and has a net sales area of 597 sq m (6,426 sq ft) with four tills. It offers a limited range of goods but does have a good level of stocking and display. It is likely that the majority of its custom would be drawn from the surrounding neighbourhood. The store was observed to be trading reasonably well at the time of visit.

21) *Tesco, Shepherds Bush Road, Hammersmith.*

- 3.47 Situated on Shepherds Bush Road, just off the Hammersmith Broadway, the store has a net sales area of 2,503 sq m (26,940 sq ft) and offers a bakers, delicatessen and butchers. It provides 215 customer parking spaces which are charged at a standard rate and redeemable on purchasing goods from within the store. The store has 23 tills of which the majority were observed to be in use. The store is of modern appearance having opened in November 1995 and was observed to be trading well.

4 TRADING EFFECTS OF THE STORE EXTENSION

- 4.01 In our experience, extensions to existing foodstores (including those operated by Sainsbury's) which are aimed at providing qualitative improvements to the retail offer, can be expected to achieve a trading level well below that of the store's existing sales floorspace. The reason for this is that extended and improved stores do not in themselves attract significant numbers of new customers, where trading conditions in the catchment area remain broadly the same. BTP's Transportation Report submitted in support of this application indicates that the improved store is considered likely to generate an increase in customer trips of around 5%. It follows, therefore, that such proposals do not, under normal circumstances, generate a pro-rata increase in turnover.
- 4.02 The main reason for this is that improvements to an existing foodstore do not generally have the effect of introducing a wholly new retail attraction to the convenience sector of a particular area and could not, therefore, be expected to attract significant levels of new customers who previously fulfilled their shopping needs elsewhere. In any event, the small proportion of new customers which the proposal is likely to capture are likely to shop currently in those competing free-standing foodstores with a broadly comparable offer shown on Plan MVM1. Sainsbury's main competition. Since the application proposal seeks qualitative improvements to the existing retail offer of the store, the effect on trading patterns in the area will inevitably be different to that of a new free-standing 930 sq m (10,000 sq ft) net sales foodstore. *BUT ITS SURE MORE - 12,000 sq ft minimum inc. CONCESSION.*
- 4.03 Table 1 at Appendix B lists a number of extended and improved J Sainsbury foodstores which are considered to provide a reasonable comparison with the application store in terms of the size of the original sales area, the percentage increase in the sales area and the nature of the works proposed. The data was collected six months before and six months after the improved stores opened for trading. Table 1 indicates that on average, extended sales areas were found to achieve pro rata turnovers of 24% of that of the existing store. In any event, where the surrounding retail sector remains unchanged sales area extensions usually achieve a turnover of no more than 50% of that of the existing sales floorspace. Larger increases in turnover are usually attributable to significant changes having been

made to the customer offer, such as the construction of a new petrol filling station, shoppers restaurant or the creation of additional customer parking spaces. In this particular case, the store already offers a petrol filling station and a large shoppers restaurant and the proposal actually involves the loss of 14 parking spaces¹.

- 4.04 In order to achieve a robust forecast of the likely increase in turnover of the extended store, we have assumed that the extended sales area will achieve a turnover (£ per sq m) of around 40% of that of the existing floorspace - more than 15% higher than the average turnover experienced elsewhere.
- 4.05 Applying the company average sales density figure derived from The Retail Rankings (1998 Edition) to the existing sales area of the store provides an estimate of the store's current turnover. This calculation is shown in Table 1 below, which estimates that the store currently generates a turnover from the local area of around £26m per annum.

Table 1: Estimated Turnover of Existing Store

Net Sales Area (sq m) (1)	Sales Density (£/sq m) (2)	Turnover (£m)	
		Total (a)	From "Local" Area (b)
✓ 3764	✓ 8070	30.38 ✓	26.00

Assumptions:

- (1) Existing net sales area of J Sainsbury store Canal Way
- (2) Derived from The Retail Rankings (1998 Edition) adopting 1995/6 performance figures adjusted to 1990 prices. Includes a deduction for petrol sales (10%) and an allowance for VAT (4%). Assumes store is trading at or around the company average sales density.
- (3a) Estimated total turnover of J Sainsbury store, Canal Way = (1) x (2)

¹ The Transportation Report demonstrates that this level of parking provision will be sufficient to meet projected demand

(3b) As per (3a) above assuming that the store derives 85% of its turnover from within a localised catchment area

What is definition of a localised catchment area.

4.06 Table 2 below estimates the turnover of the new floorspace to be some £2.55m per annum, giving a total turnover of the improved store of around £28.55m per annum, again generated from the local area.

Table 2: Estimated Turnover of Extension

Net Sales Area (sq m) (1)	Sales Density (£/sq m) (2)	Turnover (£m) (3)	
		Total (a)	From "Local" Area (b)
927	8070	3.00	2.55

Assumptions:

- (1) Sales area of the extension.
- (2) Sales density (as Table 1)
- (3a) = (1) x (2) x 40%. Assumes extended sales area achieves a turnover of 40% of that of the existing sales area.
- (3b) As per (3a) above and assuming that 85% of the total turnover derives from the local area.

Trading Effects

4.07 In essence, the application proposal seeks to modernise the Ladbroke Grove store. It does not seek to change the nature of the store, or introduce new forms of retailing such as the sale of clothing or other goods that would compete directly with town centre comparison provision. The improved store will continue to sell primarily convenience goods.

4.08 The sales area is cramped and the application proposal seeks to alleviate congestion and improve conditions for shoppers. The internal physical appearance is dated and does not meet Sainsbury's current in-store standards. The internal layout, particularly at the front

of the store, is fragmented and confusing; at peak periods, it is congested due to the disjointed layout of customer facilities and services. The shoppers restaurant is physically separate from the store. This layout is inefficient and deters some shoppers from using the facility. The application proposal incorporates the restaurant within the store, thereby freeing up the site for car parking and opening up views to the canal. The proposal aims to improve the physical relationship between the entrance lobby, customer facilities/services and the sales area. The proposed improvements will, therefore, benefit customers directly by rationalising and enhancing customer facilities and services and also by improving the quality of the retail offer as a whole (see Section 2).

- 4.09 The modernisation objective, together with our experience of extended Sainsbury's stores elsewhere leads us to conclude that a reasonable proportion of the increased turnover is, in practice, likely to derive from existing customers, who will be presented with a more attractive and modern offer, which meets more closely their expectations. The improvements will also attract some new customers. The Transportation Report submitted by BTP estimates the increase in customer numbers to be in the order of 5%. Some of these customers may have shopped previously at Ladbroke Grove, but defected to other newer stores in the area which are able to provide a better quality offer e.g. Tesco, Brent Park and Shepherds Bush Road. It is hoped that the application proposal will attract these shoppers back to the Ladbroke Grove store. Other new customers may never have shopped at the Ladbroke Grove store and currently are likely to shop at the other comparable foodstores in free-standing locations identified on Plan MVM 1. On this basis, their trade is unlikely to be derived from other stores in town and local centres, which do not provide the same level of offer as the application store.

Bill Mounk
estimated up to
↑ 10%

* No reference made to diverted trade from non comparable shops

- 4.10 In considering the impact on competing free-standing foodstores, such as those identified at Appendix A, it is relevant to have regard to the provisions of revised PPG6, which seeks at paragraph 1.1 to ensure efficiency, competitiveness and innovation in retailing. Paragraph 1.1 also emphasises that "*It is not the role of the planning system to restrict competition, preserve existing commercial interests or to prevent innovation*". In any event, the likely trade draw from these stores is unlikely to be significant, particularly when considered in the context of their likely current turnovers and the forecast growth in

convenience expenditure (see Para 4.13). The increase in turnover of the improved store is estimated to be relatively modest and represents a small slice of a large (and growing) cake. It will be derived from a small number of new customers and from existing customers who may decide to spend a little more on a wider range of predominantly convenience goods. MVM's assumptions and calculations are, therefore, consistent with BTP's Report.

not according
to current
market
analysis

4.11 The larger identified town and local centres are considered to be economically sound and robust and make a reasonably high level of convenience and comparison provision. They also provide additional specialist shops and services which are not provided by the larger foodstores. Furthermore, they are closely related to their surrounding (predominantly residential) catchment areas and most are situated on main public transport corridors and therefore benefit from passing trade. It is considered that following the extension, the Ladbroke Grove store's existing and new customers will continue to use daily top-up facilities and other services offered by these larger (and where appropriate lower order) centres. On this basis, it is considered that the centres will maintain their current trading patterns and roles when the application store opens for trading. The smaller lower order centres are unlikely to experience any changes in trading patterns, because they make very limited convenience provision and the vast majority of local residents will probably use larger centres and stores for their daily and weekly shopping needs.

no quantitative
data

based upon
rough
analysis

Assumption

4.12 Based on observation, we refer above to the possibility that the store may be over trading. We noted that there are long queues at the check-outs, especially during peak periods, as well as empty shelves and as a consequence, constant restocking by staff. This phenomenon is inconvenient to customers and one of the prime reasons for the extension proposal is the need to improve the current offer.

4.13 It is also relevant to consider the forecast increase in the store's turnover in the context of the projected growth in local convenience business expenditure forecast by URPI Information Brief 98/1 *GB Business Based Retail Expenditure Estimates and Price Indices* of 1.8% per annum. Furthermore, the scale of residential development in the area, particularly on large sites such as Kensal Green Gasworks and Paddington Basin, in

conjunction with the forecast convenience business expenditure growth, is likely to generate a significantly higher level of additional available convenience business expenditure in the area in the short to medium term. Although this additional available expenditure is in practice likely to be spread between all stores and centres, a reasonably large proportion is likely to be spent in the Ladbroke Grove store due to the proximity of the residential development proposed on the British Gas site to the rear. It is considered, therefore, that the improved store will provide an important and sustainable service for these new residents.

- 4.14 Accordingly, it is considered that the application proposal will not adversely impact upon the vitality and viability of any of the identified centres or stores. On the contrary, it is likely to improve convenience competition in the area which will benefit customers who are likely to continue to use existing retail centres for daily convenience and other requirements.

5 THE SEQUENTIAL APPROACH TO SITE SELECTION

- 5.01 The sequential approach to site selection is advocated by revised PPG6, although it contains no specific guidance on the applicability of the sequential approach to convenience store extensions. Paragraph 1.1 of revised PPG6 sets out the criteria of suitability, viability and availability in the context of identifying sites which satisfy the sequential approach.
- 5.02 In commenting on the application of the sequential approach, the Inspector's decision letter in respect of an appeal by Tesco Stores Ltd for an extension to its Bursledon, Hampshire store (Ref: T/APP/W1715/A/96/273355/P4), a copy of which is attached at Appendix C, concluded that "... *this [the sequential approach] could be of relevance to an extension but this will depend on the nature of the proposal. In this case the extension is aimed primarily at improving the retail offer to existing customers, and not changing the nature of the operation in order to attract new customers. In my view it is impossible to divorce the extension from the existing store, and it was not suggested that the entire store should be relocated.*" (para 23)
- 5.03 The application proposal seeks primarily qualitative improvements to the overall shopping environment and retail offer of the Canal Way store, in order to improve the quality of the shopping experience for customers, in the face of local competition. We have explained in detail above why the additional sales area is required by Sainsbury's.
- 5.04 The nature of the application proposal is similar to the Tesco, Bursledon proposal. In essence, Sainsbury's is proposing to make more effective use of an existing retail site and from the operator's point of view it is neither appropriate nor practical to seek to create new and better customer facilities which meet the requirement for qualitative improvements to the retail offer of an existing store on an alternative site. Furthermore, Sainsbury's is not seeking to relocate the Canal Way store to a new site. On this basis, it is considered that the existing store best satisfies the requirements for improvements to the existing retail offer and therefore meets tests set out at Paragraph 1.12 of PPG6.

Sure Sachan 4 of PPG6 is also relevant.

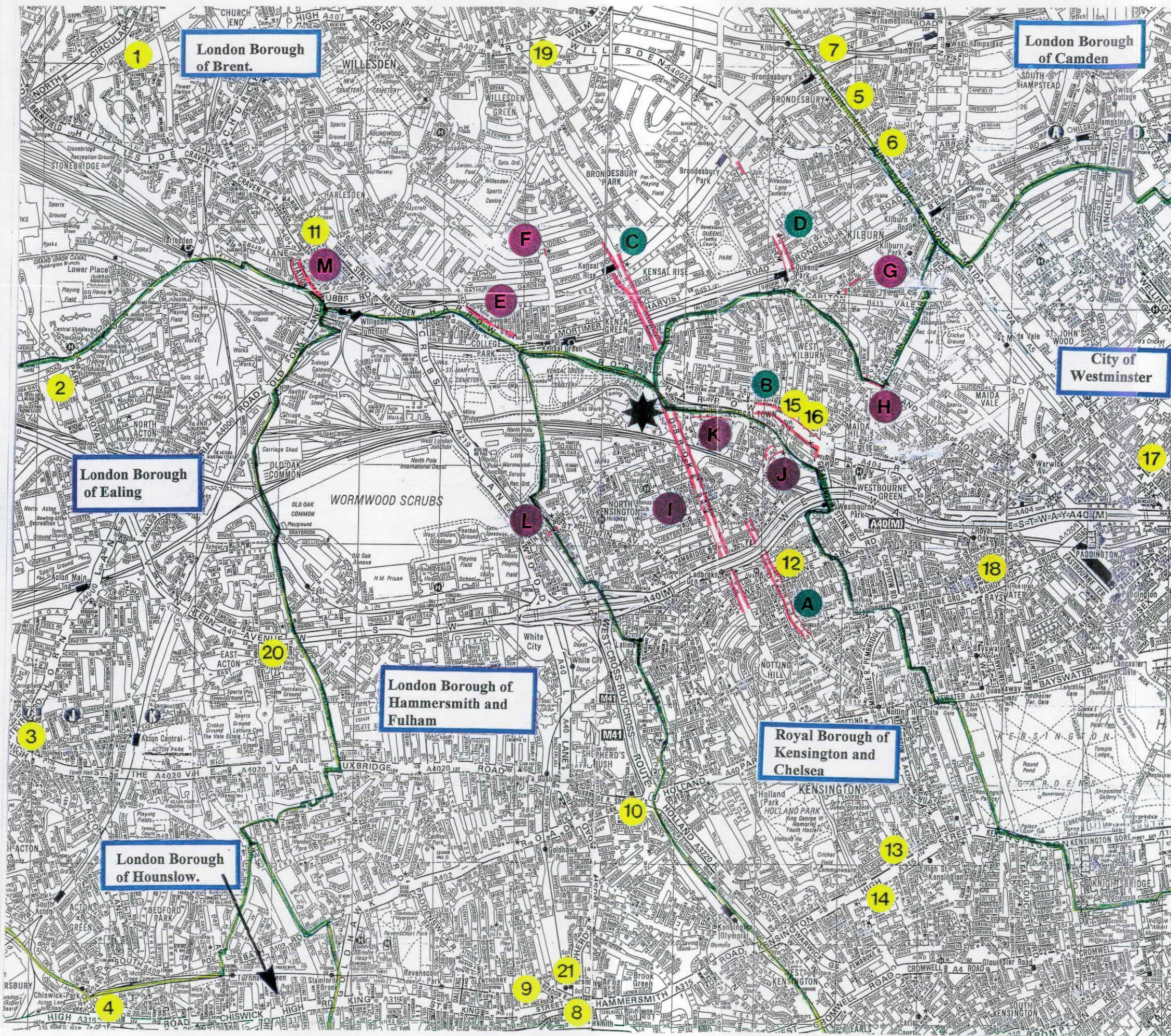
5.05 The Bursledon Inspector concluded that "...*this particular proposal would not have any significant effect on what PPG6 is trying to achieve, and the application of a sequential test appears to offer little assistance in this case*". (para 24) This view would appear to be consistent with the Secretary of State's concessions in respect of the High Court challenge to the Inspector's decision on the proposed extension to the floorspace of Marks and Spencer and J Sainsbury at Hedge End Park, Tollbar Way, Eastleigh. Although it is now accepted that the sequential approach should be applied to store extensions, the Secretary of State accepted *inter alia* that retailer needs and requirements are a material consideration in applying the sequential approach. In respect of this second point, extending the existing store in order to meet Sainsbury's objectives for the Canal Way store set out above must, by definition, be locationally specific to that store. The extended floorspace and associated improvements are discrete to the store and are incapable of being provided elsewhere. In these circumstances, it is considered that this proposal would not prejudice the objectives of revised PPG6 and that more specifically, the application of the sequential approach would not assist the Council's consideration of this application.

6 CONCLUSIONS

- 6.01 Consent is sought for an extension to the store's sales area and associated improvements to increase the accessibility to, and availability of, a wider choice of predominantly convenience goods; and also to reduce congestion and improve generally the enjoyment of the shopping experience primarily for existing customers. These improvements are qualitative and do not seek to change materially the nature of the offer. On the contrary, they seek to enable "more of the same" goods to be sold. The intention is to maintain market share rather than increase it, in the face of healthy competition from other operators of large free-standing foodstores.
- 6.02 The turnover of the extended store is estimated to increase by about 10%, from around £26.00m to in the order of £28.55m per annum against an increase in sales area of around 25%. A large proportion of this increase is likely to derive from existing customers, with the balance from new customers captured from comparable free-standing stores identified on Plan MVM 1. Existing and new customers are expected to continue to use the same centres as at present for their daily top-up convenience needs and for other services which are not provided by the free-standing stores.
- 6.03 It is considered that the proposal would neither harm the vitality and viability of, nor cause any material harm to, any existing centre or store. The largest impact is likely to be on the existing large out-of-centre stores in the area. It is considered, therefore, that the proposal will benefit customers by improving the quality and choice of existing convenience shopping in the area, thereby increasing competition.
- 6.04 The application proposal accords with relevant PPG6 "vitality and viability" criteria and is considered to be acceptable in all other respects.
-

APPENDIX A

Plan MVM 1 and Schedule



**SAINSBURY'S SUPERMARKETS LTD
PROPOSED EXTENSION TO STORE
AT LADBROKE GROVE,
GREATER LONDON**

**SCHEDULE OF CENTRES AND
STORES**

- KEY**
- ★ APPLICATION STORE
 - 11 EXISTING FOODSTORES
 - A PRIMARY SHOPPING/TOWN CENTRES AREAS
 - H SECONDARY SHOPPING/LOCAL AREAS

Ref: 1024
Scale: NTS
Date: SEPTEMBER 1998
Based on the Ordnance Survey map with the permission of the Controller of the HMSO Crown Copyright reserved

MVMPLANNING
chartered town planners

Ropemaker Court 12 Lower Park Row
Bristol BS1 5BN
Tel: 0117 925 4393 Fax: 0117 925 4239
Email: mvmplanning@dial.pipex.com

**SAINSBURY'S SUPERMARKETS LTD
 PROPOSED STORE EXTENSION AT LADBROKE GROVE**

**SCHEDULE OF ALL STORES WITH A SALES AREA IN EXCESS
 OF 500 SQ. M**

Ref:	OPERATOR	LOCATION	NET FLOORSPACE Sq. M
<i>Appn Store *</i>	J Sainsbury	2 Canal way, Ladbroke Grove	3,764
1	Tesco	Great central Way, Brent Park.	5,669
2	Asda	Park Royal Ind. Est, Park Road	4,243
3	Safeway	Rectory Road, Acton	2,494
4	J Sainsbury	31 Essex Place, Chiswick	3,103
5	Safeway	142-144 Kilburn High Rd., Kilburn	882
6	J Sainsbury	90 Kilburn High Rd. Kilburn	1,007
7	Foodgiant	Cricklewood Lane, Cricklewood	4,079
8	Tesco Metro	13-16 Broadway Centre, Hammersmith Broadway	664
9	Safeway	2-3 kings Mall, Hammersmith	1,729
10	Safeway	114-116 Shepherds Bush Centre	2,197
11	Budgens	Unit 9 Harlsden Plaza	770
12	Tesco Metro	224-226 Portobello Rd.	508
13	Safeway	150-158 Kensington High Street,	597
14	Budgens	1-9 Earls Court Road	845
15	Iceland	514 Harrow Road.	510*
16	Kwik Save	512 Harrow Road.	560*
17	Tesco Metro	94 Church Street, St Johns Wood	520
18	Budgens	38 Porchester rd., Bayswater	1,120
19	Sommerfield	High Rd, Wilesden Green	1,923
	Stop and Shop	8-16 Western avenue, E. Acton	597
20	Tesco	180 Shepherds Bush road, Hammersmith	2,503

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* Based on MVM Planning estimates.

PRIMARY SHOPPING AREAS/ TOWN CENTRES

REF	LOCATION
A	Portobello Road
B	Harrow Road (City of Westminster)
C	Chamberlayne Road
D	Salisbury Road

SECONDARY SHOPPING AREAS/ LOCAL CENTRES

REF	LOCATION
E	Harrow Road (LB Brent)
F	College Rd
G	Cantebury Road
H	Shirland Road
I	Ladbroke Grove \
J	Golbourne Road \
K	Kensal Road \
L	North Pole Road
M	Station Road

APPENDIX B

Sainsbury's Store Extensions Post 1989

APPENDIX C

TABLE 1: SAINSBURY'S STORE EXTENSIONS POST 1989

Store	Date of Extn	Size of original store (sq ft)	Size of Extn (sq ft)	Size after Extn (sq ft)	% Inc in store size	Turnover density pre-extn (1.00 = Company Average)	% Change in takings	% change in customers	% change in trans-actions	Ratio of trading density on new area to density on original area	Notes
Cheltenham, Tewkesbury Rd	1/96	30,558	7,995	38,553	+ 26%	1.3	+ 4%	-	-	0.15	-
Chester	6/96	30,289	9,100	39,389	+ 30%	1.3	+ 8%	-	-	0.27	Provisional figures
East Grinstead	11/95	22,963	7,091	30,074	+ 31%	1.4	+ 8%	+ 6%	+ 2%	0.26	Customer services added with extn
Nottingham, Castle Boulevard	5/96	32,732	10,200	42,932	+ 31%	1.2	+ 10%	-	-	0.32	Customer services moved from Homebase to IS
Rayleigh Weir	11/95	22,843	10,448	33,291	+ 46%	1.2	+ 16%	-	-	0.35	Pfs and total reconfiguration
Swindon, Stratton	1/96	31,150	11,363	42,513	+ 36%	1.2	+ 3%	N/A	-	0.08	Reconfiguration of store

Average ratio of trading density on new area to density on original area: 0.24

APPENDIX C

Copy of Tesco, Bursledon Appeal Decision



The Planning Inspectorate
An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

(14)
Direct Line 0117-987 8927
Switchboard 0117-987 8000
Fax No 0117-987 8769
GTN 1374

Berwin Leighton
Adelaide House
London Bridge
London
EC4R 9HA

Your Ref:
TSTH/T34/9328

Our Ref:
T/APP/W1715/A/96/273355/P4

Date: 31 JUL 1997

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY TESCO STORES LTD
APPLICATION NO: 15422/27

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the failure of the Eastleigh Borough Council to give within the prescribed period notice of their decision in respect of an application for extension to sales area, coffee shop, new toilets, entrance and additional car parking at the Tesco Store, Hamble Lane, Bursledon, Hampshire. I held a local inquiry into the appeal from 1 July to 3 July 1997, and carried out an accompanied site visit on 4 July 1997.

2. Subsequent to the submission of the application, Tesco's architects confirmed that the description of the development should be amended to read 'Front and side extensions to form enlarged sales area, storage area, enlarged coffee shop, new toilets and entrance lobby, and additional car parking'. A later amendment reduced the number of car parking spaces below that which exists at present, and hence the reference to additional car parking should be omitted from the description.

3. An identical duplicate application was submitted to the Council on 29 October 1996 and refused planning permission on 28 April 1997. The Council have indicated that the reasons for refusal of the duplicate application form the reasons why the appeal proposal should be dismissed. These are as follows:

1. The roads leading to and from the site, including the Windhover Roundabout, are of inadequate capacity to accommodate the additional traffic which would be generated and the existing flow of traffic would be further hindered, contrary to Policy TS of the Hampshire County Structure Plan and Policy T6 of the Hampshire County Structure Plan (Review).

2. The proposed development does not accord with national Planning Policy Guidance PPG6 and PPG13, Policy 140.S of the Deposit Eastleigh District Local Plan (modified), Policies S2, T1 and T5 of the Hampshire County Structure Plan or Policy

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FROM HMCO

policy on shopping which indicates that new shopping facilities will not normally be permitted. The transportation section refers to the road hierarchy, the highway strategy, and works to be considered by the highway authority, including works to parts of the highway network in the vicinity of the appeal site, and Policy 25 indicates that planning permission for development which would result in unacceptable traffic and/or environmental conditions will not normally be given.

7. Structure Plan Policy S2 states that shopping developments including out-of-town shopping proposals and retail warehousing will normally be permitted unless they would by themselves, or cumulatively with other such proposals or developments seriously affect the vitality and viability of any nearby town centre as a whole, or conflict with the countryside conservation, environment and transport policies in the Plan. Policy T1 indicates that regard will be had to encouraging the use of energy efficient transport and minimising travel demand by making full and effective use of land within built-up areas which are well served by public transport, and locating major trip-generating developments in close proximity to energy efficient transport systems and from where both the length and number of trips, especially by car, can be minimised. Policy T5 seeks to maintain a reasonably free flow of traffic on the Strategic Road Network and, in relation to the non-strategic road network, regard should be had to the way in which the functions of the network would be affected with particular weight being given to the environment through which the road passes and to the character of that road.

8. The deposit draft of the Hampshire County Structure Plan 1996-2011 (Review) was published in March 1996, the Examination in Public was held at the end of 1996, and the Panel Report published on 19 May 1997.

9. Policy S3 indicates that in day-to-day development control and in allocating sites for retail development in local plans, local planning authorities will ensure that, where possible, all types of retail development locate within town centres or, where suitable sites are not available, on edge-of-centre sites, and only in the absence of such sites will out-of-centre sites be considered, and sets out the factors to be considered. The Panel have recommended that the reference to day-to-day development control be omitted from the policy and thus, if this is accepted by the County Council, this policy would only apply to local plan allocations.

10. Policy S4 states that planning permission will not be granted for retail development outside town centres or allocated sites except where:

- (i) there is an identified need for additional shopping provision which cannot appropriately be met on sites within town centres, on the edge of centres, or allocated in local plans; and
- (ii) the proposal would not individually or cumulatively with other recently completed or outstanding retail development undermine the vitality and viability and any existing or proposed town centre; and
- (iii) the site is accessible by public transport, is not likely to significantly increase the number and length of car journeys and makes adequate provision for access by cyclists and pedestrians; and

then out-of-centre sites which are accessible by a choice of means of transport. No guidance is given as to the relevance of this approach to extensions to existing retail premises but I note the advice contained in a letter to the Council from the Government Office for the South East dated 26 March 1997. This indicates that the sequential test applies equally to extensions to existing facilities as to completely new developments, but how it should be applied in individual cases depends on specific circumstances, and a good starting point is to consider how the out-of-centre proposals relate to the policy objectives and key considerations set out in the PPG.

NEED AND THE SEQUENTIAL APPROACH

16. These were matters which were addressed in some detail at the Inquiry, both in terms of whether they were relevant considerations in relation to this particular proposal and, if so, whether they had been complied with.

17. The first requirement of Policy S4 of the Hampshire County Structure Plan (Review) is that there must be an identified need for additional shopping provision which cannot be met on sites within town centres, on the edge of centres, or allocated in local plans. There were objections to this provision but the Panel accepted that need should be incorporated in an exceptions policy such as this. However, it does not yet form part of the development plan and remains somewhat contentious, reducing the weight to be afforded to this particular criterion. The emerging Local Plan policy does not require there to be a need for such developments, and PPG6 is unclear as to whether it is necessary to establish need in relation to individual retail proposals, or only as part of the development plan process.

18. The need for a development is likely to be a material consideration in relation to the majority of retail proposals outside of town centres, which would be weighed against any adverse effects. However, where there are no adverse effects which cannot be overcome by conditions, I consider that there could be conflict with the objective of PPG6 to maintain an efficient, competitive and innovative retail sector if a lack of identified need were the only reason for rejecting a development.

19. Also the assessment of need presents certain problems, particularly in relation to extension of existing retail premises. In response to one of the Inspector's recommendations on the Eastleigh District Local Plan the Council commissioned a study of retail facilities in the Borough which concluded that there was no quantitative or qualitative need for additional retail floorspace. Whilst I accept that it is appropriate to consider the needs of the Borough as a whole in assessing the need to allocate sites for retail development, there are a number of different communities within the Borough, and I consider that the needs of those communities should be considered in relation to individual retail proposals.

20. I was advised that the majority of trade at the appeal premises came from the 10 minute catchment and south of the M27, including parts of Southampton District, east of the river. Within this area is the Sainsbury's store at Hedge End Park, a Pioneer store at Locks Heath, and smaller supermarkets at Hedge End, West End, Bitterne and Woolston, most of which are in the northern sector of the catchment. Thus, whilst people living to the north of the appeal premises appear to be well provided for, those to the south have only limited choice, and may have to travel in the region of 10 minutes to the next nearest store if their

and, if they became dissatisfied because the store did not stock a sufficient range of goods or was congested, they would be most unlikely to drive past Sainsbury's and continue for a considerable distance further to Eastleigh town centre. Thus I conclude that this particular proposal would not have any significant effect on what PPG6 is trying to achieve, and the application of a sequential test appears to offer little assistance in this case.

ISSUES

25. From the evidence presented to me at the Inquiry, and from my inspection of the appeal site and its surroundings, I consider that the main issues in this case are first, whether the traffic generated by the proposed extension would unacceptably increase congestion on the surrounding highway network, and secondly, the effect of the development on travel patterns and the use of the private car.

26. On the first issue, the appeal site adjoins the Windhover Roundabout, and is accessed from Hamble Lane. The roundabout connects five roads, three of which are part of the strategic road network, and there are problems of congestion at peak hours on a number of the approach roads to the roundabout. Hamble Lane is dual carriageway between the Windhover Roundabout and a small roundabout at the entrance to the Tesco store but I understand that it is subject to queuing in both the am and pm peaks, and in both directions, a situation which I observed when I visited the site unaccompanied shortly after 6.00pm on Wednesday 2 July.

27. The Traffic Impact Assessment submitted in connection with the application suggested a 24% increase in traffic from the store, but at the Inquiry the Council agreed that 10% was a realistic estimate, and an acceptable basis for assessing the effect of the store extension. Evidence submitted on behalf of Tesco contended that it was likely to be less than this but the basis for a lower figure was not fully explained. With a 10% increase in traffic accessing the store, the increase on Hamble Lane would be less than 2.5%. The Institution of Highways and Transportation 'Guidelines for Traffic Impact Assessment' advises that, in situations where traffic congestion exists or will exist within the assessment period or in other sensitive locations, TIAs should normally be produced if traffic to and from the development would exceed 5% of the existing two-way traffic flow on the adjoining highway.

28. Even though the traffic increase is likely to be less than 5% I accept that the Council are justly concerned about the impact on the already unsatisfactory situation on and around the Windhover Roundabout, and I consider that it would be undesirable to permit any development which would exacerbate that situation. A study has recently been carried out in an attempt to resolve the problems, with a number of options investigated, but the highway authority are of the view that only full signalisation of the roundabout would significantly increase its capacity. An offer was made in connection with this proposal for a sum of £35,000 to be made available for the signalisation of the Hamble Lane arm of the roundabout only, together with associated road widening and realignment works. The highway authority suggested that this sum of money was inadequate for the works involved, and also considered that signalisation of one arm in isolation would not be a satisfactory solution as it would be likely to lead to problems elsewhere on the roundabout. The effect of signals at Hamble Lane on traffic exiting from Bursledon Road had not been tested but it does appear that solving the problems on one arm could create problems further round the roundabout.

the appeal premises by bus were similar, the total proportion using modes of transport other than the car was significantly higher here than at Sainsburys. This is understandable since the main housing areas served by the Sainsbury store appear to be on the other side of a major dual carriageway road, accessible via a footbridge over the road with long ramped approaches. The appeal store on the other hand immediately adjoins quite high density housing to the south, although there is very little potential walk-in trade from other directions. There is some scope for improving facilities for pedestrians, in terms of formalising an existing unmade path in the north east corner of the site, and reducing pedestrian/vehicular conflict at the site entrance and within the car park. In my view such measures could encourage more people to walk to the store, and would certainly make conditions more favourable for those who already walk.

33. Access for disabled people arriving by car at present was regarded as being acceptable, and the re-location of the parking spaces to immediately alongside the store appears to be an improvement. Concern was expressed by the Parish Council about the present arrangements for parking the community bus or an emergency vehicle, and picking up elderly or disabled customers. Two parking bays are provided for these purposes, immediately adjoining the store entrance, as opposed to one at present, which should reduce conflict. Also, the access road is proposed to be considerably wider than at present which would allow for vehicles to stop on the road without causing congestion, although it appears to be the main access to the parking area, and hence would carry more traffic than with the current arrangement.

34. No specific arrangements are made for customers arriving by bicycle, either in terms of cycleways leading to the store, or safe storage facilities outside the store. Cycling is probably the least used mode of travel for food shopping, and I do not think it unreasonable for cyclists to have to dismount to use the pedestrian accesses into the site, although there is clearly a need for cycle racks for customers as well as those already provided for staff. This provision may encourage more people to cycle to the store.

35. I conclude on the second issue that the proposed development is unlikely to have a significant effect on travel patterns and the use of the private car, but there could be some reduction in the length of car journeys, and improved access and facilities for pedestrians and cyclists could encourage more people to access the store by these methods.

36. The Council suggested a number of conditions which they would wish to see imposed if planning permission was granted for the development, and there was further discussion at the Inquiry in relation to highway works required to mitigate the adverse effects of the proposal in terms of increased traffic generation, and improved access for pedestrians and cyclists. I consider that the development should only proceed if a scheme of signalisation for Windhover Roundabout is carried out which would ensure that traffic conditions were no worse than at present as a result of traffic generated by the proposed store extension. Thus no development should commence until such time as there is agreement on such a scheme, and the extension should not be brought into use until the works to the roundabout are completed. With regard to access for pedestrians and cyclists, there is limited scope for improved access into the site, with the exception of surfacing an existing informal access, but more could be done to reduce pedestrian/vehicular conflict within the site, and I have imposed a condition requiring a scheme to be submitted showing pedestrian routes across the site. Conditions suggested by the Council in relation to materials, landscaping, car parking,

minimum 1.2m high or other fencing approved by the local planning authority; no excavation shall commence on the site until the fencing has been erected and the fencing must be maintained during the course of the works on the site; no access by vehicles or placement of goods, fuels or chemicals, soil or other materials shall take place within the fencing area;

6. before development commences, a plan must be submitted to and approved in writing by the local planning authority showing existing and new pedestrian accesses into the site, together with defined pedestrian routes from each of the access points to the store entrance; all pedestrian routes shall be provided within 3 months of the development being brought into use, and retained thereafter;

7. within 3 months of the development hereby permitted being brought into use the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and shall be retained thereafter;

8. provision shall be made within the site, separate from customers car parking areas, to accommodate operatives and construction vehicles, together with measures to prevent mud being deposited on the public highway, in a location to be agreed with the local planning authority;

9. cycle racks shall be provided within 3 months of the development hereby permitted being brought into use, in accordance with details which have previously been approved in writing by the local planning authority;

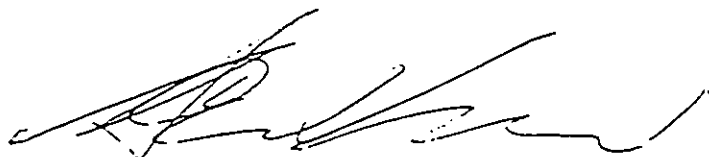
10. the extended store shall not be subdivided into any additional independent or separate retail units.

39. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

40. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.

41. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully



B A Whitbread DipTP MSocSci MRTPI
Inspector

DOCUMENTS

- Document 1 - List of persons present at the Inquiry.
- Document 2 - The Council's letter of notification
- Document 3 - Letters in response to 2 above
- Document 4 - Schedule of Tesco Floorspace Figures
- Document 5 - Note on Need and Policy S4 of the Structure Plan Review, submitted by Mr Petchey in opening
- Document 6 - Extract from Proof of Mr Warren at the Hedge End Inquiry
- Document 7 - Extract from Proof of Mr Peters (Head of Development Control, Eastleigh Borough Council) at the Hedge End Inquiry
- Document 8 - Appendices A to H to Mr Bedwell's proof of evidence
- Document 9 - Extract from 'Designing for Deliveries' published by the Freight Transport Association
- Document 10 - Extracts from the Transport Sections of the Hampshire County Structure Plan, the Hampshire County Structure Plan Review, the Report of the Panel, the Eastleigh District Local Plan and proposed modifications
- Document 11 - Appendices A1 to A12 to Mr Flack's proof of evidence
- Document 12 - Supplementary note on MSU3
- Document 13 - Letter from Ernest Green Partnership Limited re Tesco, Eastleigh
- Document 14 - Letter from Development Planning Partnership to Tesco Stores Ltd re Committee meeting held on 22 August 1996
- Document 15 - Extract from the Report of the Panel following the Examination in Public into the Hertfordshire Structure Plan Review
- Document 16 - Letter from Tesco re Rent Review, Eastleigh, Market Street
- Document 17 - Extracts from the Hound Hamble Bursledon Local Plan 1985
- Document 18 - Appendices LPA1 to LPA18 to the Council's evidence
- Document 19 - Supplementary Planning Guidance: Town Centre and Out-of-Centre Development, referred to in Ms Parker's proof of evidence

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
2 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

020-7937-5464
Switchboard:
2079/2080
Extension:
Direct Line: 020-7361-2079/2080

Facsimile:
020-7361-3463
Date: 18 July 2000



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: J. SAINSBURY STORE, LADBROKE GROVE, W.10

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Proposed extension and improvements to existing store. REVISED DRAWINGS RECEIVED.

Applicant Sainsbury's Supermarkets Ltd **Stamford House, Stamford Street, London, SE1 9LL**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

RECEIVED								PLANNING SERVICES	
EX DIR	HDC	N	C	SW	SE	ENF	AO	ACK	
23 NOV 2000									
APPEALS	IO	PLN	CON	FEEES					

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

LONDON
21 JULY 2000
7.15 PM

Royal Mail

We were unable to deliver this item because

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- address unknown
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- address incomplete
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no such address in W10

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
12 WESTGATE BUSINESS CENTR
WEST ROW
LONDON W10

020-7937-5464
Switchboard:
2079/2080
Extension:
Direct Line: 020-7361-2079/2080

Facsimile:
020-7361-3463
Date: 18 July 2000



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: J. SAINSBURY STORE, LADBROKE GROVE, W.10

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Amended Proposal

Proposed extension and improvements to existing store. REVISED DRAWINGS RECEIVED.

Applicant Sainsbury's Supermarkets Ltd **Stamford House, Stamford Street, London, SE1 9LL**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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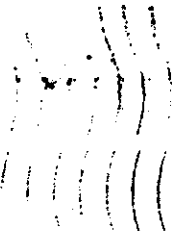
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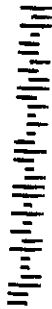
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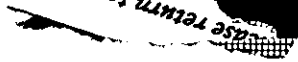


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Town Hall
Hornton Street
LONDON W8
W8 7NX



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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE OCCUPIER
34 WESTGATE BUSINESS CENTR
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KENSINGTON
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Please ask for:

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TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: J. SAINSBURY STORE, LADBROKE GROVE, W.10

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Applicant Sainsbury's Supermarkets Ltd **Stamford House, Stamford Street, London, SE1 9LL**

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M. J. FRENCH

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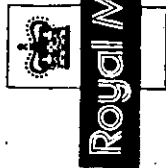
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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY



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Town Hall
Hornton Street
LONDON

W8 7NX

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BELFAST
BT1 1AR

2001

Notification of Planning Development

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W10



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The General Post Office
London, W1A 0AB

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PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

COUNCIL NOTIFICATION OF DEVELOPMENTTHE OCCUPIER
THE OFFICE
334 LADBROKE GROVE
LONDON W10

Switchboard: 0171 - 937 5464

Direct Line: 0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 02/07/98

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCN/RT/TP/98/1187

**THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION /
LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY**

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

Address of application propertyJ. SAINSBURY STORE, LADBROKE GROVE,
W.10**Proposal for which permission is sought**

Proposed extension and improvements to existing store

**PLEASE NOTE: WHEN INFORMATION OFFICE IS CLOSED PLANS RELATING TO PROPERTIES IN
SW7, SW5 & W8 CAN BE VIEWED AT THE CENTRAL LIBRARY, PHILLIMORE WALK, W8 0171-361-3036**

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 21 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 21 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.00 a.m. and 4.45 p.m., Mondays to Thursdays and 9.00am to 4.15pm Fridays.

Alternatively, copies of all planning applications relating to:

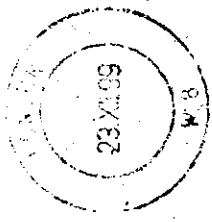
- (a) the Chelsea area can be examined at the Reference Library, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-361-4158. Any questions you have regarding Planning matters should be directed to the Planning Department at the Town Hall, Hornton Street, W8. Tel. 0171-361-2079/2080
- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbrooke Grove, W11. Tel. 0171-727 6583

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

- Please note:**
- i) In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.
 - ii) Should you be interested in attending the Committee Meeting at which the application is to be determined, you are advised to contact the Planning Information Office.

Notification of Planning Development



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GREAT BRITAIN

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

R BINGHAM
INLAND WATERWAYS ASSOC
9 EXETER ROAD
BA16 3AJ

Switchboard: 0171-937-5464
Extension: 2701
Direct Line: 0171-361-2701

Facsimile: 0171-361-3463
Date: 22 December 1999

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

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Amended Proposal

Proposed extension and improvements to existing store. REVISED DRAWINGS RECEIVED, TOGETHER WITH SUPPORTING DOCUMENTS.

Applicant

MVM Planning Limited, Ropemaker Court, 12 Lower Park Row, Bristol, BS1 5BN

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **21 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

**PLANNING & CONSERVATION COMMITTEE:
17TH NOVEMBER 1997**

REPORT OF THE EXECUTIVE DIRECTOR OF PLANNING & CONSERVATION

THE KENSAL GASWORKS ISSUES PAPER

1.0 INTRODUCTION

- 1.1 The Directorate of Planning Services is in the process of preparing a Planning Brief to guide and facilitate the development of the Kensal Gasworks Site, together with the Kensal Road/Ladbroke Grove Site (See Appendix 1). This Issues Paper is presented to provide Members with background information on the site, in advance of the presentation of a draft Planning Brief early next year. Development opportunities have arisen primarily as a result of the possible sale of part of the Kensal Gasworks site by British Gas. Railtrack also hold a freehold interest in the site. As a planning application is anticipated to be submitted in the near future, the Committee's views and comments are sought on the constraints and opportunities and potential land uses of the site.

FOR DECISION

2.0 BACKGROUND

- 2.1 The Kensal Gasworks site, subject of this paper, covers 3 hectares (7.7 acres) and is situated to the west of Sainsburys at the north end of Ladbroke Grove. The northern boundary is enclosed by a tall wall, behind which runs the Canal towpath. The Kensal Green Cemetery which is designated a Conservation Area is situated on the canal bank opposite. The southern boundary is determined by the Railtrack mainline. To the west, British Gas are retaining part of the site as operational land and this area houses the two gasholders.
- 2.2 A canal basin of 0.22 hectares (0.55 acres) is located in the north-east part of the site, and is serviced from Ladbroke Grove by Canal Way which also provides access to the Sainsburys Supermarket.
- 2.3 The site is the largest remaining site available for development within the Royal Borough and its development will impact on the character and appearance of the area and on the way it is used by residents, workers and visitors.

- 2.4 The Kensal Road/Ladbroke Grove site is situated on the eastern side of Ladbroke Grove. The site is bounded by Kensal Road to its north, Ladbroke Grove to its west, West Road is to its east and the Grand Union Centre is situated to the south. The area consists of two vacant sites separated by a three storey public house with garden.
- 2.5 The Issues Paper has been prepared following meetings with Council Officers from Planning and Conservation, Environmental Services, Housing, the Ecology Service and the Valuers.
- 2.6 The areas of the Issues Paper has been subdivided into the 2 sites, numbered 1 and 2. These are shown in Appendix 1, the location map.

3.0 PLANNING HISTORY

- 3.1 Planning permission was granted in 1985, subject to a Section 52 (now S. 106) agreement for the erection of a Sainsburys superstore on the site immediately to the east.
- 3.2 In 1987 an outline planning application was submitted for the development of this site for 25,000 metres sq. of mixed uses, including business, residential and leisure. This application was however, withdrawn as it was not supported by British Gas.
- 3.3 In 1990 the Council was minded to grant planning permission by Asda Holdings, subject to a Section 52 agreement, for the erection of 20,000 metres sq. of Class B1 business units, 930 sq. metres of Class A1/2/3 units together with associated works. The planning obligation which would have provided a contribution to a disabled sports centre, was never completed and the planning permission not granted.
- 3.4 A planning application was submitted in 1993 for the erection of a three storey building on part of the Kensal Road corner site for the use as warehouse and storage. This application is currently held in abeyance.

4.0 SITE COMPLEXITIES ~ CONSTRAINTS AND OPPORTUNITIES

- 4.1 The site forms part of the former gasworks which began supplying gas to parts of London from 1845, until its demise in 1970. The site has a number of constraints, most important of which is the serious contamination of the site that has occurred as a result of its past activities. A main source of contamination is coal tar which is prevalent in varying amounts throughout the site.
- 4.2 It is therefore considered essential that any planning application for the redevelopment of the site is accompanied by an Environmental Impact Assessment which will include a statement of the levels of contamination on the site and remediation. Methods of decontamination and removal of

contaminated land should also be fully detailed within the statement. Appendix 2 gives the full requirements for such a statement.

- 4.3 The physical constraints of the site are identified below and also shown on an indicative Map not to scale in Appendix 3. The site is serviced from the east by a single access road Canal Way. The road, which measures approximately 7.3 metres in width, is not a public highway, except for a small length between Ladbroke Grove and the first centre island. It also serves as an access to the Sainsburys superstore, other existing commercial and industrial uses and a bus terminal.
- 4.4 The Gasworks site cannot be accessed by road other than from Canal Way. However, access is available to the canal basin which is occupied by 15 residential narrow boats on short-term lets. These are at present the only occupiers of the site.
- 4.5 Within the site a road leads south from the existing access road. This is a private road owned by Railtrack and provides access to the carriage working plant. Any proposed redevelopment of the site will require that this access is maintained or an alternative means of access is accommodated within the site for the benefit of Railtrack.
- 4.6 The proposed Crossrail project has an effect on the southern part of the site. The current Government's stance on the scheme, is not known at present, although all major rail schemes are subject to its transport review. However, there are Crossrail rail safeguarding measures on part of the site which may restrict development.
- 4.7 The area to the west of the site is currently proposed to be retained by British Gas. The two gasholders have a Health and Safety Exclusion Zone which effects development within 30 metres of the holders. It is likely to significantly reduce the level of development within this area.
- 4.8 To the north, a major opportunity is the Canal and associated tow path. It is considered that any development should use or provide pedestrian access from the tow path, to encourage use and further development along this major water way in London. Any development on this site should also take into consideration the views both into and out of the Kensal Cemetery Conservation Area. In this respect guidance with regard to the scale and design of any buildings on this site has been produced and can be found as Appendix 4 of this report.
- 4.9 Due to the strong association the site has with the Canal, it is proposed that any development should encourage recreation, notably water based activities which could be accommodated in and around the Canal Basin.
- 4.10 In 1993 the Royal Borough undertook an ecological habitat survey of all open space over 1/10 of a hectare. As a result the Kensal Gasworks Site was

identified as a site of Borough Importance: Grade I. The habitat is a neutral grassland (semi-improved), scrub with some standing water and wet marginal vegetation. The site is considered to be of importance due to its strategic location adjacent to the Grand Union Canal (important wildlife corridor) and the Kensal Green Cemetery (a Site of Metropolitan Importance for Nature Conservation). The site itself is one of the few areas of scrubland within the Borough, a habitat which is becoming increasingly rare throughout London. It is also an important breeding and feeding ground for birds and insects.

- 4.11 It is therefore considered that any proposed developer should, as part of the development, undertake a full ecological survey of the site, so as to clearly identify the most important areas of the site and in particular areas which would benefit from retention.
- 4.12 In any instance, it is considered that part of the site should be retained and developed as a wildlife garden which would be of benefit to residents in the locality. It is considered that this should be situated close to the canal and should not be an Island area within the site. If the Kensal Gasworks site were to have an element of housing, a separate amenity green space would be required, so as to ensure that the land set aside for nature conservation is not overused.
- 4.13 To the south a major source of noise is likely to occur from the railway. The noise levels are likely to be increased if the Crossrail proposals were to be implemented. A consideration in the development is therefore the type of uses which may occupy this part of the site and the design of the buildings. To the east of the site, consideration should also be made to the noise emitted from the activities carried out at the Sainsburys Superstore, notably from unloading and from refrigeration plants.
- 4.14 Other factors which may have an influence on the type and scale of development on the site, include a gas main which runs through the site from east to west and a main sewer which runs south from the Canal on towards the railway line. Both are likely to prejudice any building over, although a development of the site would be likely to divert the routes of the sewer and gas main to increase the potential of the site.

5.0 UNITARY DEVELOPMENT PLAN & LAND USE REQUIREMENTS

- 5.1 The Kensal Gasworks Site is identified in the Unitary Development Plan (UDP) Schedule of Major Sites With Development Opportunities (Proposals Map Ref. No. 03). Acceptable uses are listed as Class B1 (Office and Light Industry) uses, Recreation, Wildlife Reserve and Class B2 (General Industry) uses.
- 5.2 The site offers an opportunity for a large employment-generating business development which can contribute to the overall economic health of the Borough, and provide jobs for local residents in one of the more deprived

areas of Kensington and Chelsea. STRAT17 of the UDP supports economic development in a location such as this, where there will be minimal impact on residential amenity.

- 5.3 Policies E12 and E13 encourage the provision of a range of business unit sizes, and in particular small units to reflect the nature of the prevailing pattern of demand and business types in the Borough. Policies E17, E18 and E19 welcome the provision of small light industrial premises of less than 140 sq. m.. The Council would seek a large percentage of B1 floorspace to be in light industrial use and to enter into Planning Obligations to secure light industrial use (Class B1c) in perpetuity. Any light industrial units would need to be designed to meet the standards included in the UDP Planning Standards Chapter.
- 5.4 The site is identified as being suitable for Class B2 uses in the UDP. This use is acceptable in principle, subject to an absence of harmful polluting activities as specified in the Environmental Protection Act 1990.
- 5.5 The Gasworks site is considered suitable for a range of water based leisure and recreation uses due to its location in close proximity to the Canal. Policies CD17 and 18 seek to encourage the use of the canal for recreation and water based activities. Opportunities to provide facilities to meet the needs of the public are generally very limited in the Borough because of its densely built-up nature. However, leisure and recreation facilities can form an important component of business developments (UDP policies LR2 and LR3). The Council would therefore seek planning obligations to secure public access to sports and recreational facilities in an appropriate development (UDP policies LR4 and LR5).
- 5.6 As noted in paragraph 3.12 of this report, the site is graded as a Site of Nature Conservation Importance (SNCI) of Grade I Borough Importance. Policies CD77, 78 and 79 are relevant.
- 5.7 A traffic impact analysis undertaken by consultants for British Gas Properties indicated that the Canal Way/Ladbroke Grove roundabout operates at or close to its theoretical capacity at peak periods. Any further development of the site will result in a net overall addition to these flows and cause some congestion and queuing at peak times during both the week and the weekend. The Council will therefore give careful consideration to traffic generation from any proposed developments. A mixed development scheme which gives rise to a spread of traffic flows and therefore minimise traffic problems would be preferred. Such a mix of uses, could include an element of housing.
- 5.8 Residential use is not listed as acceptable, but there may be scope for housing to be included as a subservient part of a mixed development. In December 1996, the Housing Committee supported the allocation of Housing Corporation funding for the housing element of a mixed development scheme on this site. There are a number of reasons for such a use within this location,

including the need to spread traffic flows, which a mixed development would facilitate. However, there are also a number of constraints to housing on this site which would need to be considered before such a use could be encouraged. Such constraints include accessibility of the site, its relative isolation, the contamination prevalent within the site and the lack of support services, for example, the capacities of local schools.

- 5.9 The development of the Kensal Gasworks Site, is likely to require the inclusion of a new highway layout at the Canal Way/Ladbroke Grove and Kensal Road junctions. Junction improvement schemes will need to be investigated as a requirement of the development of the Gasworks Site. Such a scheme may involve at least part of the second Ladbroke Grove/Kensal Road site.
- 5.10 If housing were to be provided, it would be considered to be in accordance with the policies set out in the UDP, including STRAT 13, 14 and 15, and would make a useful contribution to meeting the dwelling target for the Borough identified in RPG3. A range of dwelling types and sizes would be sought in line with UDP policies STRAT 16, H18 and H19. The Council would seek the inclusion of a substantial proportion of affordable housing in order to meet the housing needs of the Borough in line with UDP H22 and Circular 13/96.
- 5.11 If housing were to be acceptable, the preferred location for the housing within the Kensal Gasworks site would be to the north of the site, adjacent to the canal and basin to take advantage of the waterside setting. A combination of work and living uses on the same site can lead to a more sustainable development, especially if a number of 'live/work' units are provided. However, the primary use of the site should be for employment generation and the preferred commercial/residential balance would be at least 2:1 in terms of the amount of land allocated to each use should a housing scheme be considered acceptable.
- 5.12 Within the Conservation & Development Chapter of the UDP, a number of policies set out the effects of development on the Grand Union Canal and the Kensal Green Cemetery. These include CD14, and CD16, as well as CD19 which seeks to encourage access to the Canalside.
- 5.13 It is considered that any development along the Canalside should allow permeability through the site and allow pedestrians freedom of movement. The design of buildings within the site is of the utmost importance, due to the position of the site close to the Kensal Cemetery and canal and the existing landmark structures adjacent to the site, i.e. the gas holders and Canalside House. Appendix 4 of this report sets out in greater detail the broad outlines to the type and character of the design that buildings on the site should take.
- 5.14 It is considered that the proposed development should be designed to facilitate passive solar gain, subject to suitable design, and use of natural daylight. The

Council will also encourage development incorporating renewable energy sources, reuse of materials from sustainable resources, use of other conservation measures, environmentally friendly building techniques and means of operation. Robust building forms capable of future reuse, and innovative, contemporary environmentally conscious design will be encouraged. Consideration should also be given to providing suitable public transport to service the site as well as additional facilities for cyclists.

- 5.15 A major obstacle to the successful development of the site is the amount and type of contamination known to affect the land. Contamination is subject to controls under pollution legislation but it can be a material consideration in dealing with development. Consultation with the Council's Environmental Health Department at the earliest possible stage will be necessary in line with Policies PU12 and PU13 of the UDP. The Director of Environmental Health has set out a list of requirements that should be submitted as part of any proposed development on the site. These can be found as Appendix 2.

6.0 LIST OF CONSULTEES

- 6.1 It is proposed to consult the following groups and organisations on the proposed Planning Brief, together with any planning application that may in due course be received in relation to the Kensal Gasworks site:

British Gas;
British Waterways;
Friends of Kensal Cemetery;
Kensal Cemetery Company;
Kensal House Residents Association;
Kensal Rise Association of Boaters;
North Kensington Canalside Trust;
North Kensington Environmental Forum;
Railtrack; and
Sainsburys.

7.0 NORTH KENSINGTON ENVIRONMENTAL FORUM

- 7.1 The North Kensington Environmental Forum (NKEF) have expressed an interest in the site and wish to be keep informed of the site and any developments that are proposed for the site. They have also raised a number of issues that could be considered incorporated into the scheme. These include:

Sustainability;
High quality affordable housing;
Retention and expansion of the narrow boaters community;
Creation of new public open space and community facilities;
Sustainable employment and light industrial units for the local community;
and

Sustainable transport, including car-free developments, expansion of bus routes and improvements to cycling and pedestrian routes.

8.0 RECOMMENDATION

8.1 The Planning & Conservation Committee is recommended to:

- i. Comment on the constraints and opportunities of the site as set out in paragraphs 4.1- 4.14;
- ii. Comment on the land use requirements of the UDP, in relation to the site as set out in paragraphs 5.1 - 5.15;
- iii. Agree to the preparation of a Planning Brief for the Gasworks site.

FOR DECISION

**M J FRENCH
EXECUTIVE DIRECTOR OF PLANNING & CONSERVATION**

Background documents

None used.

Officer Contact

These documents may be inspected by prior appointment with Miss. T. Rust in the Town Hall Planning Information Office, tel. 0171 361 2079.

Location Map

[cannot be reproduced in this format]

Statement of Contamination

The following details have been identified as information that will be required to be submitted as part of any proposed development of the site.

1. Submit to the Directorate of Environmental Health (DOEH) a current consultants evaluation of the nature and extent of the land/water contamination at this site.
2. The report must contain recommendations for the remediation of the contaminated land/water in those areas for which it is considered necessary.
3. The report must also contain details of all health and safety implications for contractors employed to redevelop the site.
4. The report must outline the process of consultation and approval of the remediation scheme with the DOEH and other agencies as necessary.
5. The necessary monitoring arrangements, including liaison procedures with the DOEH, to ensure that the proposals are carried out in a safe and controlled manner
6. On completion of the remediation submit to the DOEH written confirmation from the consultants that the site has been subjected to the agreed scheme and that there is now no risk to the health of either plants or humans from the contaminated land and water.

**Kensal Gasworks Site
Site Constraints**

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Urban Design & Townscape Guidelines

1. Permeability and the public-private interface

Permeability refers to the extent to which an environment allows people a variety of access routes through it. A permeable environment offers choice, a variety of experiences along different routes and in particular supports pedestrian freedom of movement.

People need to feel safe when using public routes and spaces. Most effectively this is through other people being around and a sense of "eyes on the street". However, this needs to be balanced against the need for space for people to carry on their private activities. Generally such private space is at the rear and within buildings - though some buildings do contain public activities. In this light and in conjunction with a permeable environment, buildings need two faces: a back for private activities; and, most importantly, an active front which faces onto public space and provides an interface between public and private space.

In all circumstances the active public fronts of buildings should face onto public space, including the canal basin and along the canal towpath. This will also apply to any internal streets within the site.

2. Legibility

Legibility refers to the qualities which make a place readable and navigable and which enable people to form clear images of an area and organise its parts into a coherent whole. Legibility is dependant on a range of key physical elements which are able to evoke strong images to an observer, these include: Nodes, landmarks, views and vistas, paths, districts and edges

Development of the brief site can have a major impact of the legibility of the area. Designers should develop an awareness of the areas legibility and should aim to maintain and enhance the existing features contributing to legibility which evoke strong images to users of the environment.

The features considered to contribute to legibility are the canal, the canal basin and the gas towers on the adjacent site.

3. Townscape and character

The Council will expect new development here to be harmonious in its composition, appropriate to its place and respect the essential character of the area. Development here should not however, mimic its surroundings. Innovative, contemporary, environmentally conscious design will be encouraged.

Development should pay regard to the proximity of the site to Kensal Green Cemetery Conservation Area. Building heights along the canal towpath should generally be no higher than the nearby Boathouse Centre adjacent to Ladbroke Grove Bridge.

The site enjoys a good aspect to the cemetery and its mature landscape. Development should make the most of this aspect and open up views from within the site to the cemetery, an unbroken wall of buildings along the canal towpath will not be welcomed. This will also assist in the improving of the legibility of the site.

There is an opportunity to create landmark buildings along the towpath and within the site. Particular attention should be given to the design of corner buildings and rooflines.

PLANNING AND CONSERVATION

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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WEST ROW
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020-7937-5464
Switchboard:
2079/ 2080
Extension:
Direct Line: 020-7361- 2079/ 2080

Facsimile:
020-7361-3463
Date: 18 July 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/TP/98/01187/RT

Planning Information Office

Dear Sir/Madam,

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Proposed extension and improvements to existing store. REVISED DRAWINGS RECEIVED.

Applicant Sainsbury's Supermarkets Ltd **Stamford House, Stamford Street, London, SE1 9LL**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

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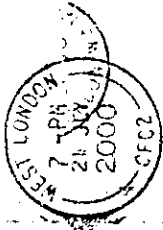
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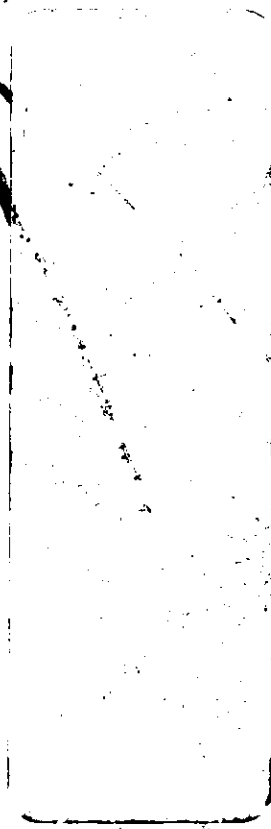
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THE ROYAL
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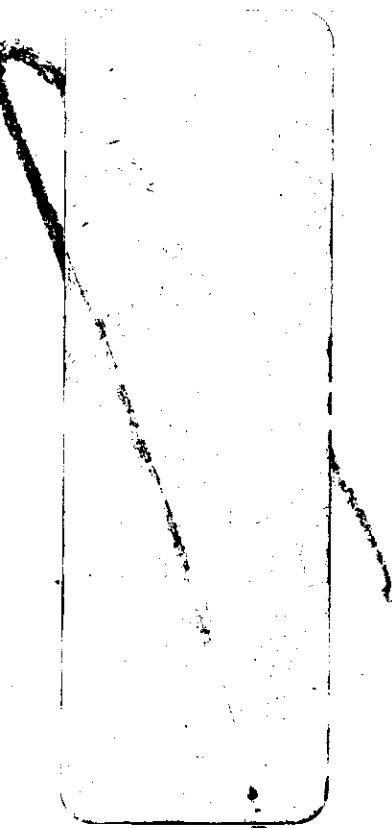
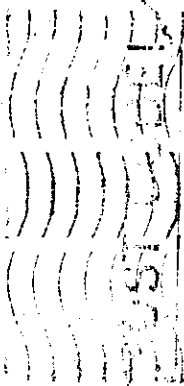
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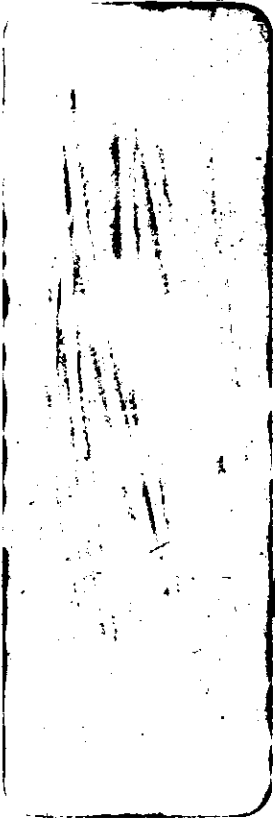
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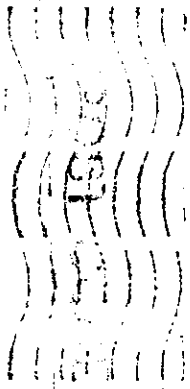
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2000



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