

CERTIFIED TRUE RECORD OF
COUNCIL'S DECISION OF _____Your ref: DLG ARCHITECTS
My ref: 14/12071/ADFULLPlease reply to:
Tel No:Oliver Gibson
020 7641 2680DLG Architects
128 Southwark Street
London
SE1 0SWDevelopment Planning
Westminster City Hall
64 Victoria Street
London SW1E 6QP

11 February 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has considered the application referred to below and APPROVES the reserved matters which you have submitted pursuant to the original planning permission as detailed below:

SCHEDULE

Application No: 14/12071/ADFULL
Date Received: 03.12.2014Application Date: 26.11.2014
Date Amended: 19.12.2014

Plan Nos: Servicing Management Plan (Issue 3: November 2014) by Glanville, Sto render sample, Alucobond sample (Pure white 10), Pilkington Suncool 66/33 (green) glass sample, Pilkington Suncool 50/25 (green) glass sample, Pilkington Planar clear DG (green) glass sample and 600 Rev.06 (for information - to identify location of approved facing materials).

Address: The Colonnades, 26 Porchester Road, London, W2 6ES

Proposal: Details of facing materials (render, column cladding and glazing) and a servicing management plan pursuant to Conditions 3 and 12 of planning permission dated 9 October 2014 (RN: 13/12442).

Schedule 1: Approved development:

Reconfiguration of the ground and first floors to provide a supermarket (Class A1) at part ground floor and first floor levels with three retail shop units (Class A1) and two restaurant/ cafe units (Class A3) at ground floor level, extension to Porchester Road and Bishop's Bridge Road elevations to infill existing colonnade and create entrance lobby to supermarket, infilling of basement vents to Bishop's Bridge Road, alterations to street facades, amendments to rear service yard, installation of mechanical plant and associated public realm works.

Yours faithfully

John Walker
Operational Director Development Planning



14/12071/ADFULL

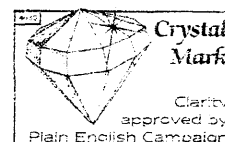
Informatives:

- 1 This permission only partly meets condition 3 of the planning permission dated 9 October 2014. We still need to approve details of outstanding facing materials as listed on the Planning Condition Discharge Schedule submitted for information with your application. (I13AA)
- 2 This permission fully meets condition 12 of the planning permission dated 9 October 2014. (I11AA)
- 3 Your request for approval of details of uplighters is being dealt with separately under reference number 15/00873/ADFULL.

Note - As the requirements of the Building Regulations may impact on the design of the proposed development, our Building Control team can offer advice and guidance at an early stage. If you would like to take advantage of this free service please contact **020 7641 7230** to arrange a preliminary discussion.

Note:

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.



Delegated Report**Development Planning****Address:** The Colonnades, 26 Porchester Road, London, W2 6ES

Case No.:	14/12071/ADFULL	TP:	TP/1279
Date of Application:	26.11.2014	Date Valid:	19.12.2014
Date amended/ completed:	19.12.2014	8 Wk Date:	13.02.2015
Agent:	/ DLG Architects	On behalf of:	
Development Plan Context:	- London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007		

LB:		CA:	
------------	--	------------	--

Proposal:

Details of facing materials (render, column cladding and glazing) and a servicing management plan pursuant to Conditions 3 and 12 of planning permission dated 9 October 2014 (RN: 13/12442). as described in Schedule 1 below:

Schedule 1: Approved development:

Reconfiguration of the ground and first floors to provide a supermarket (Class A1) at part ground floor and first floor levels with three retail shop units (Class A1) and two restaurant/ cafe units (Class A3) at ground floor level, extension to Porchester Road and Bishop's Bridge Road elevations to infill existing colonnade and create entrance lobby to supermarket, infilling of basement vents to Bishop's Bridge Road, alterations to street facades, amendments to rear service yard, installation of mechanical plant and associated public realm works.

Consultations:**SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION**

No written response received to date. Discussions about site during consultation between Chairman (John Zamit) and case officer did not reveal any objections. SEBRA disappointed that hours of servicing were not controlled by condition when permission was granted in October 2014.

HIGHWAYS PLANNING MANAGER

No objection.

Relevant Planning History:13/12442/FULL

Reconfiguration of the ground and first floors to provide a supermarket (Class A1) at part ground floor and first floor levels with three retail shop units (Class A1) and two restaurant/ cafe units (Class A3) at ground floor level, extension to Porchester Road and Bishop's Bridge Road elevations to infill existing colonnade and create entrance lobby to supermarket, infilling of basement vents to Bishop's Bridge Road, alterations to street facades, amendments to rear service yard, installation of mechanical plant and associated public realm works.

Application Permitted 9 October 2014

15/00873/ADFULL

Item No.

Details of ground level uplighters and supermarket waste and recycling storage (Unit 1) pursuant to Conditions 4(b) and 23 of planning permission dated 9 October 2014 (RN: 13/12442).

Application initially included details of uplighters, but these require amendment and are therefore being dealt with under reference number 15/00873/FULL.

Considerations:

The application seeks approval of details of facing materials and a servicing management plan pursuant to Conditions 3 and 12 of planning permission dated 9 October 2014 (RN: 13/12442).

CONDITION 3 - FACING MATERIALS

The samples submitted comprise a sample of Sto white render, Alucobond 'Pure White 10' composite aluminium cladding and three samples of glazing (Pilkington Suncool 66/33 (green), Pilkington Suncool 50/25 (green) and Pilkington Planar clear DG (green)). Drawing P600 Rev.6 shows the locations of these materials within the scheme. The palette of materials and the finish proposed is consistent with the approved scheme and would ensure that the development would maintain this part of the City and the Bayswater Conservation Area. An informative is recommended to advise the applicant that samples of louvres and other outstanding facing materials are still required.

CONDITION 12 - SERVICING MANAGEMENT PLAN

The Servicing Management Plan (SMP) has been reviewed by the Highways Planning Manager and he has confirmed that he is satisfied that the SMP is sufficient to ensure that the servicing of the retail units within the development via the reconfigured servicing yard would not have an adverse impact on the operation of the local highway network. All retail units are to be serviced via the service yard and no servicing will be carried out from the public highway. Condition 12 can therefore be discharged; albeit Condition 12 requires the development to be serviced in accordance with the SMP for the lifetime of the development.

Recommendation:

Approve details.

Case Officer or Morning Meeting Officer: Oliver Gibson	Date: 9 February 2015
---	------------------------------

Reason (if over 8/13 wk deadline):

A Cause
10/2/2015

DRAFT DECISION LETTER

- Address:** The Colonnades, 26 Porchester Road, London, W2 6ES
- Proposal:** Details of facing materials (render, column cladding and glazing) and a servicing management plan pursuant to Conditions 3 and 12 of planning permission dated 9 October 2014 (RN: 13/12442).
- Plan Nos:** Servicing Management Pan (Issue 3: November 2014) by Glanville, Sto render sample, Alucobond sample (Pure white 10), Pilkington Suncool 66/33 (green) glass sample, Pilkington Suncool 50/25 (green) glass sample, Pilkington Planar clear DG (green) glass sample and 600 Rev.06 (for information - to identify location of approved facing materials).
- Case Officer:** Oliver Gibson **Direct Tel. No.** 020 7641 2680

Unconditional or if an Advert Application only the standard advert conditions

Informative(s):

- 1 This permission only partly meets condition 3 of the planning permission dated 9 October 2014. We still need to approve details of outstanding facing materials as listed on the Planning Condition Discharge Schedule submitted for information with your application. (I13AA)
- 2 This permission fully meets condition 12 of the planning permission dated 9 October 2014. (I11AA)
- 3 Your request for approval of details of uplighters is being dealt with separately under reference number 15/00873/ADFULL.

A Cwsc
10/2/2015

THE COLONNADES, BAYSWATER

SERVICING MANAGEMENT PLAN

1.0 Introduction

- 1.1 This Servicing Management Plan (SMP) has been prepared by Glanville Consultants to set out servicing arrangements for The Colonnades shopping arcade in the City of Westminster. The location of the site is shown on Figure 1.
- 1.2 Condition 12 of the planning permission which relates to application 13/12442/FULL requires that servicing operations of The Colonnades are undertaken in accordance with an approved SMP to avoid the blocking of surrounding streets and to protect the environment of people in neighbouring properties.
- 1.3 This SMP includes details of how the service yard will be managed to ensure that all the permitted A1 & A3 units, including the Waitrose foodstore, can be serviced, and the refuse associated with the residential units collected, within the approved service yard layout.
- 1.4 It should be noted that, while servicing of The Daniel Gooch public house will also take place from the service yard, it is not subject to the arrangements outlined in this SMP.
- 1.5 The unit operators at The Colonnades will comply with the content of this SMP, unless changes are otherwise agreed in writing with the local authority, Westminster City Council (WCC). In this respect, the operators will work with WCC to review and amend this SMP as and when necessary and any future amendments to this document must be agreed by all parties and complied with thereafter. The content of this SMP cannot be varied temporarily or permanently without prior approval of WCC.
- 1.6 It will be the responsibility of the on-site Facilities Manager to ensure that all operators at The Colonnades shopping arcade, as well as refuse collection operators, are familiar with the content of this SMP and that the means of delivery set out herein are strictly implemented.
- 1.7 This SMP focuses solely on the management of deliveries to, and refuse collection for, The Colonnades shopping arcade. It should be made clear, however, that Waitrose and the other A1 & A3 units cannot be held accountable for factors beyond their immediate control that prevent compliance, such as road traffic accidents, which may delay the arrival and departure of delivery and service vehicles. The content of this SMP should therefore be viewed as the 'guiding principles' for the servicing of The Colonnades.

2.0 Servicing Arrangements

- 2.1 A dedicated service yard for The Colonnades shopping arcade is located immediately to the north of the site with access taken from B411 Porchester Road to the west.
- 2.2 While gates have been installed at the entrance to the service yard, they are sufficiently set back from the highway boundary to enable smaller delivery vehicles to pull entirely off the carriageway in the event that they arrive at the site and the gates are closed.

- 2.3 All servicing associated with The Colonnades, as well as associated with the adjacent public house (The Daniel Gooch), will be undertaken directly from the service yard. No servicing will be undertaken from B411 Porchester Road.
- 2.4 The Waitrose foodstore, located at the first floor of the shopping arcade, will be serviced directly from the service yard by way of a scissor lift and dock door on the northern elevation of the building. The other A1 & A3 units, located at ground floor level, will be serviced from a service corridor between the service yard and these units, therefore removing the need for cages to be moved along the footway. The refuse from the residential units located on the second floor will be collected from dedicated bins located in the service yard.
- 2.5 Deliveries to the Waitrose foodstore will be made by Waitrose vehicles, typically articulated lorries up to a length of 16.5 metres, as well as by external suppliers who typically use smaller lorries and vans.
- 2.6 Deliveries to the other A1 & A3 units at the shopping arcade will be made by external suppliers using rigid lorries up to a length of 10.0 metres and box / panel vans up to a fully laden weight of 7.5 tonnes. In the unlikely event that operators other than Waitrose require deliveries by a 16.5 metre long articulated lorry, the service yard also makes adequate provision in this regard.
- 2.7 Deliveries will not be made late at night or very early in the morning as no staff / Partners will be present on-site to receive them. The impact upon the amenity of people in neighbouring properties will therefore be minimised as a result of this servicing strategy.
- 2.8 All delivery vehicles, with the exception of those of more than 10.0 metres in length, will enter and exit the service yard in a forward gear. Waitrose HGVs of 16.5 metres in length will therefore be required to reverse into the service yard from B411 Porchester Road as they do at present.
- Waitrose 16.5 metre long HGVs*
- 2.9 All 16.5 metre long articulated lorries will approach the site from either the north or the south along B411 Porchester Road. At the point the delivery vehicle reaches the service yard access, the driver, with the assistance of a Partner from the foodstore as a guide, will drive onto the opposite side of the carriageway and then reverse into the service yard until the rear of the vehicle reaches the scissor lift.
- 2.10 Throughout the delivery process, all Partners involved with the delivery procedure will wear high visibility jackets / vests. Partners, where required, will assist delivery drivers to manoeuvre their vehicle with appropriate hand signals, communicated through the vehicle mirrors, while watching the driver's blind spot. Partners will be provided with appropriate training in this regard if required.
- 2.11 All goods, which will generally be delivered in cages, will be unloaded from the rear of the vehicle by means of the scissor lift before being transferred directly to the Waitrose delivery area on the first floor by the dock door on the northern elevation.
- 2.12 Once unloaded, the vehicle will exit the service yard in a forward gear onto B411 Porchester Road, again with the assistance of a Partner, and return along the same route to which it arrived. A vehicle swept path for a 16.5 metre long articulated lorry undertaking this manoeuvre is shown on the drawing attached at Appendix A.

- 2.13 Only one Waitrose 16.5 metre long HGV will be in the service yard at any one time. It is expected to take between 30 and 60 minutes to unload a full size Waitrose HGV, while deliveries made by the smaller delivery vehicles (rigid lorries and vans) will be considerably quicker.
- 2.14 In the unlikely event that a driver of a Waitrose HGV is not able to leave the service yard immediately after unloading due to them having to observe their regulated rest times, they will notify the on-site Facilities Manager before the delivery is made to ensure the servicing arrangements of the shopping arcade are not compromised. The driver will also ensure the engine of the HGV is turned off when in the service yard.
- 2.15 It is Waitrose general policy not to permit vehicles to wait in residential areas. All drivers of delivery vehicles associated with the Waitrose foodstore are instructed to telephone the branch approximately 10 minutes prior to arrival to ensure the loading bay in the service yard is clear to prevent queuing of lorries in the vicinity of the site.
- 2.16 In exceptional and unavoidable circumstances, for example when the loading bay is occupied, drivers will be contacted by mobile telephone as soon as practicable and instructed to wait in a suitable waiting area until the loading bay becomes available.
- 2.17 Waitrose adopts a responsible approach towards reducing the environmental impact of its delivery vehicles in urban areas. Delivery routes are selected to minimise intrusion.

Medium Sized Delivery Vehicles (up to 10 metres)

- 2.18 Delivery vehicles will approach the site from either the north or south along B411 Porchester Road. When the delivery vehicle reaches the site, it will pull off the highway into the service yard access and drive, in a forward gear into the service yard. The vehicle will then travel in a forward gear to undertake the necessary turning manoeuvre at the far end of the service yard.
- 2.19 All goods will be unloaded from either the rear or side of the vehicle, depending on the type of vehicle used, before being transferred, by hand, to the rear of the units by means of the corridor from the service yard.
- 2.20 Once unloaded, the vehicle will exit the service yard in a forward gear onto B411 Porchester Road. A vehicle swept path for a 10.0 metre long rigid lorry, a 7.5 tonne box van and a 7.5 tonne panel van undertaking this manoeuvre is shown on the drawing attached at Appendix B.
- 2.21 As shown in Appendix B, even when a 16.5 metre long HGV is parked at the Waitrose loading bay, delivery vehicles as large as 10.0 metres in length are still able to access the service yard and manoeuvre satisfactorily.

Service Yard Management

- 2.22 In order to guarantee deliveries and refuse collection is managed appropriately, the on-site Facilities Manager will ensure that all deliveries to, and refuse collection for, The Colonnades shopping arcade is undertaken within the service yard. They will also ensure the service yard is kept clear of obstructions at all times.

3.0 Delivery Schedule

- 3.1 The objective of the servicing arrangements outlined in this SMP is to minimise traffic disruption and avoid potentially dangerous situations on the local highway network, as well as to minimise the noise impact for those who live in neighbouring properties.
- 3.2 Deliveries to Waitrose foodstores must be made daily so fresh food produce can be sold fresh for the day's trading and other stock adequately replenished. A Waitrose foodstore of the size at The Colonnades shopping arcade typically requires, on average, a minimum of 2 deliveries a day from Monday to Sunday by a full-size articulated lorry of 16.5 metres in length. This may increase at times of peak trade, however, such as Christmas.
- 3.3 In addition to the deliveries made by 16.5 metre long HGVs, The Colonnades site as a whole will require, on average, a minimum of 18 deliveries a day by smaller lorries and vans which will also unload within the service yard. In respect to these deliveries, the Waitrose foodstore will require, on average, a minimum of 4 deliveries a day from external suppliers from Monday to Sunday, for items such as bread, newspapers and paperware, while the other deliveries will be associated with the other A1 & A3 units at the site.
- 3.4 All Waitrose deliveries to The Colonnades will be managed such that delivery vehicles do not have to wait on the public highway. No deliveries will be taken to, or despatched from, the service yard outside the hours of 07:00 and 19:00 Monday to Sunday unless otherwise agreed in writing with WCC.
- 3.5 Due to the number of units at The Colonnades shopping arcade, it will be the responsibility of the on-site Facilities Manager to liaise with Waitrose, The Daniel Gooch public house and all other operators, once known, to establish a delivery schedule based on specific business demands.

4.0 Waitrose Noise Mitigation Procedures

- 4.1 In order to ensure that noise associated with the Waitrose branch is kept to a minimum in the service yard, the following noise mitigation procedures are to be implemented on-site during all deliveries in line with standard Waitrose policy.
- All audible warning signals, including reversing beepers, are to be disabled on all Waitrose delivery vehicles which arrive at the branch between 07:00 and 08:00 hours.
 - All members of the delivery team must talk in hushed voices during the delivery and must not slam delivery vehicle doors.
 - Delivery vehicle engines and refrigeration units, where fitted, will be turned off as soon as practicable once they are within the loading bay.
 - No radios will be used by members of the delivery team during the delivery.
- 4.2 In addition to this, Waitrose HGVs will be equipped with 'hush kits' and air suspension to further reduce noise associated with deliveries and servicing. Strict compliance with these noise mitigation procedures is essential to ensure minimal noise impact on the neighbouring properties.

5.0 Periodic Review Mechanism

- 5.1 The servicing arrangements for The Colonnades shopping arcade will be regularly monitored by the on-site Facilities Manager. Any revisions that may be necessary to an approved SMP will be agreed between the operators at the site and WCC and complied with thereafter.
- 5.2 For the avoidance of doubt, it is the responsibility of the on-site Facilities Manager to ensure that the date that The Colonnades shopping arcade service yard is reconfigured is inserted below and that from this date, the site, in perpetuity, is serviced strictly in accordance with the servicing arrangement as set out herein.

Date of first opening: _____

Signed: _____ (Facilities Manager) Date: _____