

Planning Services
London Borough of Bexley
Civic Centre
Stockwell Close
Bromley
BR1 3UH

Our ref: JMS/ Havenhill Ltd /Belvedere

10 June 2021

Dear Sir/Madam

94-98 Parsonage Manorway, Belvedere, Kent, DA17 6LY
Application for Variation of Conditions 4 and 5 of Planning Permission 21/00648/FUL on Behalf of Havenhill Ltd

I act on behalf of Havenhill Ltd and I am instructed to submit a planning application to your Authority for the Variation of Conditions 4 and 5 attached to planning permission LPA ref: 21/00648/FUL for *'Replacement shopfront and external staircase to the rear, alterations to windows and doors, installation of ventilation louvres, new flat roof over warehouse, new plant equipment and screening at rooftop level with associated works.'* granted on 4 June 2021. The submission of this application is required to address errors on the above decision notice and has been agreed with Nicholas Trower of the Planning Department.

Condition 4 of the above permission currently states:

"The hours of opening of the premises shall be restricted to 06:00 - 21:00 Monday to Sunday (inclusive).

Reason: To ensure the use does not prejudice the amenities enjoyed by occupiers of properties in the vicinity."

Condition 5 states:

"Notwithstanding condition 4, deliveries to (excluding newspapers and magazines), and servicing of, the retail unit shall only take place between the hours of 07:00 - 21:00 Monday to Friday (inclusive) and shall not take place at anytime on bank holidays.

Reason: To ensure the use does not prejudice the amenities enjoyed by occupiers of properties in the vicinity."

The Applicant wishes to vary Condition 4 to allow extended opening hours in order that the Co-Op will occupy the site. The Applicant therefore seeks a change to the wording of the Condition 4 to allow public opening hours to be from 06:00 to 23.00, 7 days a week.

In addition, the proposed operator (Co-op) requires deliveries to take place on a daily basis. As such, Condition 5 is proposed to be varied to include deliveries 07:00-23:00 Monday to Friday, 07:00-20:00 on Saturdays and Sundays and 07:00-14:00 on Bank Holidays. No other changes to the permission are sought.

The following documentation is therefore attached, which forms the planning application for the variation of Conditions 4 and 5 attached to the above permission:

- The planning application form, signed and dated; and
- Site Location Plan (dwg ref.6816(P) 010).

In addition to the enclosed above, I would be grateful if you could take into account the contents of this letter in your assessment of this application.

The occupation of the currently vacant retail unit by the Co-Op will provide substantial vitality and viability benefits to the health of the Parsonage Manorway Neighbourhood Centre by introducing an anchor retailer into the centre. The occupation of the site by the Co-Op can only occur if the changes sought through this application are facilitated.

As set out in the introduction to this letter, it is requested that Conditions 4 and 5 of permission 21/00648/FUL are varied to enable extended opening and delivery hours. The reasons for the imposition of the original planning conditions as set out in the decision notice is the same, namely:

“To ensure the use does not prejudice the amenities enjoyed by occupiers of properties in the vicinity.”

In this regard, the site falls within the designated Neighbourhood Centre of Parsonage Manorway and is bounded on its east and western boundaries by commercial properties and to the north by residential gardens across a private service road. The site comprises residential flats at first floor level on its southern edge.

The site is proposed to be occupied by the Co-Op as a convenience store ('C' store). 'C' stores allow for additional choice of goods to be provided locally whilst complementing larger out of centre supermarkets, reducing the need to travel long distances for convenience goods. The proposed store will strengthen the retail provision in the locality and encourage people to shop locally.

C stores stock a range of goods for either immediate consumption or for consumption within 36 hours of purchase. As such, the retailer requires longer opening times and deliveries to take place on a daily basis. Notably, the required opening and service/delivery times required are the Co-Op's standard required operation times across all London locations and are widely considered to be acceptable, more so, when located within a designated shopping parade.

Overall, it is considered that the proposal will not have an unacceptable impact on the amenities enjoyed by neighbouring properties by virtue of noise and disturbance, as such, the proposal is in line with local plan policies.



Proposed Variation of Planning Conditions

For the reasons as set out above permission is hereby sought for the following variations to the approved planning conditions:

Condition 4

"The hours of opening of the premises shall be restricted to 06:00 - **23:00** Monday to Sunday (inclusive).

Reason: To ensure the use does not prejudice the amenities enjoyed by occupiers of properties in the vicinity."

Condition 5

"Notwithstanding condition 4, deliveries to (excluding newspapers and magazines), and servicing of, the retail unit shall only take place between the hours of 07:00 - **23:00 Monday to Friday (inclusive), 07:00-20:00 Saturdays and Sundays; and 07:00-14:00pm on Bank Holidays.**"

Reason: To ensure the use does not prejudice the amenities enjoyed by occupiers of properties in the vicinity."

I trust you find the enclosed application in order and I look forward to receiving confirmation of registration of the application in due course. In the meantime, should you wish to discuss the application further, please do not hesitate to contact me at this office on pamela@jmsplanning.com or 07896294785.

Yours sincerely



Pamela Longhurst-Pierce
JMS Planning & Development

Encs