

Application ref: 2022/5571/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 30 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Richard Syddall
St George House
16 The Boulevard
Imperial Wharf
London
SW6 2UB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Camden Goods Yard
Chalk Farm Road
London
Camden
NW1 8EH

Proposal: Amendments to planning permission ref. 2022/3646/P dated 29/03/2023 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site), involving amendments to affordable workspace building footprint and fenestration alongside change of use from office (E) to affordable workspace (E) and relocation of internal cycle parking.

Drawing Nos:

Superseded: 1095_00_07_200 Rev.P3; 1095_00_07_099 Rev.P6; 1095_00_07_122 Rev.P3; 1095_00_07_115 Rev.P5 and 1095_03_07_100 Rev.P5.

Proposed: 1095_00_07_200 Rev.P4; 1095_00_07_099 Rev.P8; 1095_00_07_122 Rev.P6; 1095_00_07_115 Rev.P6; 1095_03_07_100 Rev.P5 and Cycle Parking Strategy Note dated 21/3/23 by St George.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission ref. 2022/3646/P (Dated 29/03/2023) shall be replaced with the following condition:

REPLACEMENT CONDITION 3

Approved Drawings and documents (I/IV)

The development hereby permitted shall be carried out in accordance with the following approved plans:

Background Papers, Supporting Documents and Drawing Numbers:

Block A:

Plans: CGY0B-PTA-ZZZ-B2-DR-AR-90101 REV P02; CGY0B-PTA-ZZZ-B1-DR-AR-90102 REV P02; all with prefix (13508-A-A1_): 2-L00-00-100 REV P02; 2-L00-00-101 REV P02; 2-L01-00-102 REV P02; 2-L02_10-00-103 REV P02; 2-L11-00-104 REV P02; 2-L12-14-00-105 REV P02; 2-LR-00-106 REV P02.

Elevations: Prefix (13508-A-A1_): 2-E-NE-04-140 REV P02; 2-E-NW-04-141 REV P02; 2-E-SE-04-142 REV P02; 2-E-SW-04-143 REV P02.

Sections: All with prefix (13508-A-LXX) 05-151 REV P02; 05-152 REV P02; 05-153 REV P02; 05-154 REV P02; 05-155 REV P02; 05-156 REV P02.

Bay studies: All with prefix (CGYA0-PCY-) ZZZ-ZZ-DR-AR-00160 REV P02; ZZZ-ZZ-DR-AR-00161 REV P02; ZZZ-ZZ-DR-AR-00162 REV P02; ZZZ-ZZ-DR-AR-00163 REV P02; ZZZ-ZZ-DR-AR-00164 REV P02; RES-ZZ-DR-AR-03200 REV P01; RES-ZZ-DR-AR-03201 REV P01.

Block B:

Plans: 1095_02_07_099 REV P3; 1095_02_07_100 REV P3; 1095_02_07_100M REV P4; 1095_02_07_101 REV P3; 1095_02_07_102 REV P3; 1095_02_07_103 REV P3; 1095_02_07_104 REV P3; 1095_02_07_105 REV P3; 1095_02_07_106 REV P3; 1095_02_07_107 REV P2; 1095_02_07_108 REV P4; 1095_02_07_109 REV P4.

Elevations: 1095_02_07_200 REV P3; 1095_02_07_201 REV P4; 1095_02_07_202 REV P3; 1095_02_07_203 REV P4.

Sections: 1095_02_07_204 REV P4; 1095_02_07_205 REV P3; 1095_02_07_206 REV P3; 1095_02_07_207 REV P3;

Bay Studies: 1095_02_07_400 REV P3; 1095_02_07_401 REV P3; 1095_02_07_402 REV P4; 1095_02_07_403 REV P3; 1095_02_07_404 REV P3; 1095_02_07_405 REV P5.

Unit types: 1095_02_07_500 REV P2; 1095_02_07_501 REV P2; 1095_02_07_502 REV P2

Block C:

Plans: 1095_03_07_100 REV P5; 1095_03_07_101 REV P3; 1095_03_07_102 REV P3; 1095_03_07_103 REV P3; 1095_03_07_104 REV P3; 1095_03_07_105 REV P3; 1095_03_07_106 REV P3; 1095_03_07_107 REV P3; 1095_03_07_108 REV P3; 1095_03_07_109 REV P3; 1095_03_07_110 REV P3; 1095_03_07_111

REV P3

Elevations and sections: 1095_03_07_201 REV P3; 1095_03_07_202 REV P4; 1095_03_07_203 REV P3; 1095_03_07_204 REV P3; 1095_03_07_300 REV P3; 1095_03_07_301 REV P3; 1095_03_07_302 REV P3.

Bay studies and unit types: 1095_03_07_400 REV P3; 1095_03_07_401 REV P3; 1095_03_07_402 REV P3; 1095_03_07_500 REV P2.

Block D: All with Prefix (1095_04_07_)

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2).

Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2).

Bay studies and unit types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 500 (REV P2); 501 (REV P2).

Block E1.

Prefix (13508-A-E1-): L00-00-100 (Rev A); L01_04-00-101; L05_10-00-102; Roof Plan-00-103; E-N-04-144 (Rev A); E-S-04-145 (Rev A).

Sections: Prefix (13508-A-LXX-05-): 155 (Rev A); 156 (Rev A).

Block E2. All with Prefix (1095_06_07_):

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2);

Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2);

Bay studies and types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 403 (REV P2); 500 (REV P2); 501 (REV P2); 502 (REV P2).

For the purposes of this decision, condition no.4 of planning permission ref. 2022/3646/P (Dated 29/03/2023) shall be replaced with the following condition:

REPLACEMENT CONDITION 4

Approved Drawings and documents (II/IV):

Block F: All with Prefix (1095_07_07_):

Plans: 1095_07_07_100 (REV P3); 1095_07_07_101 (REV P4); 1095_07_07_102 (REV P4); 1095_07_07_103 (REV P4); 1095_07_07_104 (REV P4); 1095_07_07_105 (REV P4); 1095_07_07_106 (REV P3); 1095_07_07_107 (REV P3); 1095_07_07_108 (REV P3); 1095_07_07_109 (REV P1); 1095_07_07_110 (REV P1); 1095_07_07_111 (REV P3)

Elevations and sections: 1095_07_07_200 (REV P3); 1095_07_07_201 (REV P3); 1095_07_07_202 (REV P3); 1095_07_07_203 (REV P3); 1095_07_07_300 (REV P3); 1095_07_07_301 (REV P2); 1095_07_07_302 (REV P3); 1095_07_07_303 (REV P3)

Bay Studies and unit types: 1095_07_07_400 (REV P2); 1095_07_07_401 (REV P3); 1095_07_07_402 (REV P2); 1095_07_07_403 (REV P2); 1095_07_07_404 (REV P3); 1095_07_07_405 (REV P2); 1095_07_07_406 (REV P3);

1095_07_07_407 (REV P2); 1095_07_07_500 (REV P2); 1095_07_07_501 (REV P2); 1095_07_07_502 (REV P1)

Petrol Filling Station site. All with Prefix (CGY-MAK-XX-):

Proposed plans : 00-DR-A-02-150 Rev.P2; 01-DR-A-02-151 Rev.P1; 06-DR-A-02-152 Rev.P1; 00-DR-A-06-160 Rev.P2; 00-DR-A-06-161 Rev.P2; 01-DR-A-06-162 Rev.P1;

01-DR-A-06-163 Rev.P1; 02-DR-A-06-164 Rev.P1; 03-DR-A-06-165 Rev.P1; 04-DR-A-06-166 Rev.P1; 05-DR-A-06-167 Rev.P1; 06-DR-A-06-168 Rev.P1;

All with Prefix (CGY-MAK-XX-ZZ-DR-A-06-):

Proposed sections: 200 Rev.P1; 201 Rev.P1; 202 Rev.P1; 203 Rev.P2; 204 Rev.P1; 205 Rev.P1;

Proposed elevations: 300 Rev.P1; 301 Rev.P1; 302 Rev.P1; 303 Rev.P1; 304 Rev.P2;

All with Prefix (CGY-MAK-00-ZZ-DR-A-00-0): 61 Rev.P1; 62 Rev.P1, 63 Rev.P1

Bay studies: All with Prefix (CGY-MAK-XX-00-DR-A-00-0): 61 Rev P1; 62 Rev P1, 63 Rev P1.

Petrol Filling Station Site Phase 1a (Temporary Foodstore) - All with Prefix (1095_03_07_)

002_P01; 010_P06; 030_P01; 040_P02; 100_P05; 101_P03; 200_P03; 300_P02 and 600_P05.

Phase 1a Documents

Planning Statement January 2020 (CBRE); Design Statement January 2020 (Allies and Morrison); Addendum to Transport Assessment January 2020 (Ardent); Sustainable Design and Construction Statement Addendum January 2020 (Hodgkinson); HATO Façade Proposal (January 2020); EIA Letter of Conformity January 2020 (Ramboll); Green roofs and solar PV- feasibility by Hodgkinson dated 21/2/20; Site Narrative and Temporary Façade by HATO.

Masterplan drawings:

Site location plan: CGY-MAK-XX-ZZ-DR-A-00-100 REVP1; CGY-MAK-XX-00-DR-A-00-110 Rev.1.

Main site & PFS Site 1095_00_07_022 REV P1;

Demolition plans: 1095_00_07_002 REV P1; 1095_00_07_003 REV P1;

Plans: CGY0B-PTA-ZZZ-B2-DR-AR-90001 Rev P2; 1095_00_07_099 Rev P8; 1095_00_07_001 REV P2; CGY-MAK-XX-00-DR-A-00-050 REV P2; 1095_00_07_101 REV P6; 1095_00_07_102 REV P6; 1095_00_07_103 REV P6; 1095_00_07_104 REV P6; 1095_00_07_105 REV P6; 1095_00_07_106 REV P5; 1095_00_07_107 REV P5; 1095_00_07_108 REV P5; 1095_00_07_109 REV P5; 1095_00_07_110 REV P5; 1095_00_07_111 REV P5; 1095_00_07_112 REV P5; 1095_00_07_113 REV P5; 1095_00_07_114 REV P2; 1095_00_07_115 REV P6; 1095_00_07_120 REV P3 1095_00_07_121 REV P3; 1095_00_07_122 REV P6; 1095_00_07_123 REV P3

Site Elevations: 1095_00_07_200 REV P4

Site Sections: 1095_00_07_300 REV P3; CGY-MAK-XX-00-DR-A-00-051 REV P1; CGY-MAK-XX-00-DR-A-00-052 REV P1; 1095_00_07_303 REV P3.

For the purposes of this decision, condition no.6 of planning permission ref. 2022/3646/P (Dated 29/03/2023) shall be replaced with the following condition:

REPLACEMENT CONDITION 6

Approved Drawings and documents (IV/IV):

Sustainable Design & Construction Statement Vol. 1 - Main Report (prepared by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol. 2 Energy Statement (prepared by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol 3. - BREEAM Pre-Assessment (prepared by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol 4 - Thermal Comfort (prepared by BBS Environmental; dated June 2017) ; Sustainable Design and Construction Statement Addendum (prepared by Aecom; dated October 2017); Contextual Daylight and Density Research (prepared by gia; dated 29 June 2017); Proposed Amendments to the Camden Goods Yard Planning Application (2017/3847/P), London Borough Of Camden: Environmental Implications Letter from Ramboll Environ (dated 12 October); Letter titled 'Camden Goods Yard - Scheme Amendments and Clarifications' from Turley dated 12 October 2017; Supplementary Comment: Impact of Proposed Development on Regent's Park (prepared by Turley; dated October 2017); Camden Goods Yard 1095 Design Development NOTES (prepared by Allies & Morrison). Planning Statement, prepared by Turley (dated July 2020); Design and Access Statement, prepared by Allies and Morrison (dated July 2020); ES Vol. 1 Main Report - Environmental Implications Letter and Supporting Technical Note, prepared by Ramboll (dated 13/07/2020); ES Vol 2a TVIA Addendum, prepared by Turley; ES Vol 2b Built Heritage Addendum, prepared by Turley; ES Vol 3a Technical Appendices: Socio-Economics Addendum, prepared by Turley; Air Quality Addendum, prepared by Ardent (dated July 2020); Daylight, Sunlight and Overshadowing Addendum, prepared by Ardent (dated 17/06/2020); Wind and Microclimate Addendum, prepared by RWDI Accessibility, prepared by David Bonnett Associates; Arboricultural Impact Assessment, prepared by Middlemarch Environmental; Basement Impact Assessment, prepared by Aecom by AECOM, ref. 60620758, revision 08, dated 13 July 2020; Health Impact Assessment Addendum, prepared by Turley; Noise and Vibration Impact Assessment, prepared by Ardent (dated July 2020); Statement of Community Involvement, prepared by BECG; Sustainable Design and Construction Statement Vol. 1 Main Report, Vol. 2 Energy Statement (6th July 2020), Vol. 3 BREEAM Pre-Assessment, Vol. 4 Thermal Comfort (dated October 2017), all prepared by Energist; Tree Retention and Removal Strategy, prepared by Murdoch Wickham; Typical Tree Details, prepared by Murdoch Wickham; Surface Water Drainage Strategy, prepared by Aecom (ref CGY00-ACM-XXX-XX-RP-ST-000004) (dated 22 May 2020); Technical note prepared by H+H Fire (dated 7th September 2020); Sustainability Statement Addendum (dated 6 June 2020) by Energist; Cycle Parking Strategy

Note dated 21/3/23 by St George.

Air Quality Technical note (Aug 2022) by Ardent; Youth Space Vision Document (Aug 2022) by Dallas-Pierce-Quintero; S73 Design and Access Statement Addendum (Aug 2022) by Makower Architects; Electric Vehicle Charging Station Outline Management Framework (Aug 2022) by Morrisons; BREEAM Pre-Assessment Report Rev.5 (Aug 2022) by Energist; Detailed Circular Economy Statement (Aug 2022) by Energist; Energy Strategy Addendum Rev.P07 (Aug 2022) by Waterman Building Services Limited; Juniper building gateway 1 (Aug 2022) by Elementa; Heritage Statement: Addendum (Aug 2022) by Turley Heritage; Noise and vibration addendum (Aug 2022) by Ardent; Planning Statement - PFS Site, Juniper Building Revisions, (Aug 2020) by Quod; Sustainability Strategy Addendum (Aug 2022) by Waterman Building Services Limited; Whole Life-cycle Carbon Assessment Rev.1.2 (30/11/22) by Ramboll; Environmental implications letter: PFS parcel building revisions (24/8/22) by Ramboll UK Ltd; Transport Statement Addendum (Aug 2022) by Ardent; Transport Technical Note - Petrol Filling Station (Aug 2022) by Ardent.

Informative(s):

1 Reason for granting approval:

This application relates to the main unit of the Affordable Workspace located within the railway and Camden Market arches of the Camden Goods Yard Main Site. The Affordable Workspace (AWS) comprises four units all at Lower Ground level around the Camden Yard public space. Three small units are located within Building B adjacent to the Morrisons servicing access. The main Affordable Workspace unit is located next to the existing railway arches and below the new Railway Park to be constructed.

Below ground obstructions have been identified which cannot be removed as they provide structural support to the railway arches and line, therefore to retain the same amount of approved affordable workspace (677 sqm) some of the adjacent approved lower ground floor office space will be converted to affordable workspace and its cycle store. The cycle store for residential core B1 will also be relocated alongside the affordable workspace. The building line will also be marginally pushed forward and one small retail unit/café (13sqm) unit will be lost. There is no objection to the loss of this minor Class E retail/Cafe floorspace to facilitate the continued provision of affordable workspace within this block.

Within Block C the internal stairs are removed with the external office at ground floor as the lower ground floor is now proposed as separate affordable workspace.

On the East elevation of the AWS at lower ground, an additional glazed entrance will be inserted beside the existing to match. On the North elevation, the number of arches will remain as existing but due to the floorplan being pushed forward three of the arches will be false as there is no longer anything behind them but they do present the opportunity for community art in one of the locations which is welcomed. Due to the reconfiguration of the layout two of the arches will be louvred as they now serve a refuse store and switch room. The alterations are not considered to materially alter the character and appearance of the host building.

The revised location of the AWS will still allow for the option of a mezzanine level to be explored to provide additional floorspace as per the existing S106 obligation which is welcomed. The Council's Economic Development team raised no objection to the proposed amendments.

The Council's Transport Team were consulted on the alterations to the cycle parking and found them to comply with CPG Transport.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2017/3847/P dated 15/06/2018 (as later amended by 2022/3646/P dated 29/03/2023, 2020/3116/P dated 07/12/2020 and 2020/0034/P dated 5/5/2020). The detailed design, scale and siting of the alterations are acceptable.

In the context of the approved scheme, it is considered that the amendments would not have any material affect on the approved development in terms of character and neighbour impact. Council's transport team were consulted and raised no objection to the alterations to the cycle parking. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the description and on the covering letter for Blocks A, B and C and shall only be read in the context of the permission granted under 2017/3847/P dated 15/06/2018 (as later amended by 2022/3646/P dated 29/03/2023, 2020/3116/P dated 07/12/2020 and 2020/0034/P dated 5/5/2020) and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.