

Application ref: 2023/1560/P
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Date: 26 April 2023

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Mr Jack Landor
Camden Goods Yard
London
Camden
NW1 8EH
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 Block B roof level including greenhouse roof form and footprint and urban farm layout. Alterations to balcony design Block B.

Drawing Nos: Superseded:

1095_02_07_108 Rev.P4; 1095_02_07_109 Rev.P4; 1095_02_07_200 Rev.P3;
1095_02_07_201 Rev.P4; 1095_02_07_202 Rev.P4 and 1095_02_07_203 Rev.P4.

Proposed:

Prefix (CGYB0-DDU-B0-08-DR-A-1): 0108 Rev.P5; 0109 Rev.P4; 1200 Rev.P6; 1201 Rev.P6; 1202 Rev.P6 and 1203 Rev.P6.

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:

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; CGYB0-DDU-B0-08-DR-A-10108 Rev.P5; CGYB0-DDU-B0-08-DR-A-10109 Rev.P4.

Elevations: Prefix (CGYB0-DDU-B0-08-DR-A-1): 1200 Rev.P6; 1201 Rev.P6; 1202 Rev.P6 and 1203 Rev.P6.

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).

Informative(s):

1 Reason for granting approval:

This application relates to roof level of Block B on the Main Site which will be occupied by an urban farm with an ancillary food & beverage (f&b) element. The current rooftop design includes three separate greenhouses. The alteration will involve the modest extension of the greenhouse structure to connect all three greenhouses. The 'saw tooth' design when reading the east and west elevations of Block B will be replaced with a pitched roof that runs parallel to the building and

involves changing the orientation of the greenhouses. This change is required following further analysis with specialist greenhouse designers to ensure that the structural integrity is delivered and for easier maintenance of the greenhouses. The height of the greenhouse structure will remain as approved. The rooftop plant area will also be marginally increased by 95sqm following detailed Stage 4 Design work to allow for a riser location reconfiguration and plant access requirements.

The applicant is seeking to improve the layout of the rooftop in conjunction with a preferred operator. In order to support the viability of the rooftop a moderately larger floorspace for f&b is required. The toilets will also be relocated between the f&b and growing space to improve access for users. A section of the external growing area will be enhanced to include vertical planting and seating. The S106 legal agreement secures maximum areas of the roof to occupied by f&b as 225sqm to ensure that it remains ancillary to the Sui Generis Rooftop Use and that the outdoor terrace should not be more than 75sqm in size. The revisions would still comply with these requirements.

It is considered that these design changes would not have a material impact on the overall appearance of the building and would aid structural stability, maintenance of the overall viability of the rooftop. These external alterations are not considered to harm the character and appearance of the building nor the wider area, they are also not considered to create additional amenity concerns in terms of privacy, light or outlook.

The proposal will replace the balcony fascia panels and extend the balustrade bars to the bottom of the balcony on all Block B elevations. In addition, the depth of balconies on the West elevation only will be modestly increased by up to 161mm (total depth 1500mm) in order to meet Part M building regulations requirements. These alterations are considered to be an enhancement to the character and appearance of the host building and wider site. Again, there would be no material change to the overall appearance of the scheme.

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 effect on the approved development in terms of character and neighbour impact. 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 plans, the description and cover letter 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a faint, light-grey rectangular stamp.

Daniel Pope
Chief Planning Officer

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