

Application ref: 2023/2596/P  
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Mr Richard Syddall  
St George House  
16 The Boulevard  
Imperial Wharf  
London  
SW6 2UB

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**  
**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), namely changes to wording of development description and amendments to conditions 19 and 46 wording. Alterations to spandrel panel in Block A section.

Drawing Nos: Superseded: 13508-A-LXX-05-156 (P02)

Proposed: 13508-A-LXX-05-156 (P03)

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, the description of development for planning permission 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) shall be replaced with the following description:

Redevelopment of petrol filling station (PFS) site to include the erection of a new building to accommodate flexible retail/food & drink floorspace (Class A1, A3 uses),

Class B1 floorspace and a winter garden; with cycle parking, public space, public toilets and other associated works and highways works; all following demolition of existing petrol filling station. Use for a foodstore (Class A1 use) with associated car parking for a temporary period.

Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) for new homes (Class C3 market and affordable) together with non-residential floorspace comprising foodstore (Class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore."

Reason: For the avoidance of doubt and in the interest of proper planning.

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:

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 P03.

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 P4; 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.19 of planning permission ref.  
2022/3646/P (Dated 29/03/2023) shall be replaced with the following condition:

## Adaptable homes

Prior to commencement of the internal fit out of each of Blocks D, E1 and E2, details confirming which residential units within the relevant block would be designed and constructed in accordance with Building Regulations Part M4 (2) shall be submitted to and approved in writing by the local planning authority. Such details shall relate to no fewer than 561 flats identified in the Design & Access Statement para 8.12.1 chapter hereby approved.

The development shall be carried out in accordance with the approved details approved on 10/11/2022 under reference 2022/3441/P for Blocks A, B, C, and F only or other such details which have been submitted to and approved in writing by the local planning authority.

All such flats shall be constructed in accordance with the details as approved.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of Policy H6 of the Camden Local Plan 2017.

For the purposes of this decision, condition no.46 of planning permission ref. 2022/3646/P (Dated 29/03/2023) shall be replaced with the following condition:

### Water consumption

The new build residential units within Blocks A, B, C, D, F, E1 and E2 hereby approved shall achieve a maximum internal water use of 105 litres/person/day, plus an allowance of 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policy CC3 of the Camden Local Plan 2017.

### Informative(s):

#### 1 Reason for granting approval:

The amendments to the approved scheme include alterations to wording of the development description to include '(PFS)' after petrol filling station for clarity.

Condition 19: It is noted that this condition is already partially discharged in regard to Blocks A, B, C and F. Details for Blocks D, E1 and E2 are currently outstanding. It is considered that a trigger change from 'superstructure' to 'internal fit' would be acceptable for the outstanding blocks. It is also noted that condition 66 already secures 18 flats in Block F as M4(3)(2)(b) and 53 flats as M4(3)(2)(a), with the remaining flats having to comply with building control regulations to be M4(2) as standard.

Condition 46: This change from 'the development' to specifying all the residential blocks (Blocks A, B, C, D, F, E1 and E2) in the development is to provide clarity, and to allow for where forthcoming applications for partial discharge are to be made.

Under a previous NMA ref. 2022/4273/P for Block A, permission was granted for alterations to the fenestration and facades. A section drawing was not included in error, so this change seeks to regularise this.

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 impacts. 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 2023.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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