

Application ref: 2023/4687/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: Ewan.Campbell@camden.gov.uk  
Date: 25 January 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve LLP  
1 Fitzroy Place  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Site at Hawley Wharf**  
**Land bounded by Chalk Farm Road**  
**Castlehaven Road**  
**Hawley Road**  
**Kentish Town Road and Regents Canal**  
**London**  
**NW1**

Proposal: Non-material amendment for planning permission dated 08/10/2020 ref: 2020/0362/P which itself varied application 2018/1715/P dated 03/12/2018 and 2012/4628/P dated 23/01/2012 for the Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, and associated works (summary), AMENDMENTS INCLUDE replace cycle storage with light industrial use (Class B1c) to arches E4 and E5, disperse cycle parking throughout site, amend condition 32 in relation to public cycle storage areas and number of cycle parking spaces required

Drawing Nos: A-HW-100(rev A), U.01, U.E4, U.E5, P.01, E.01, E.02, Transport Statement (17/08/2023) and Cover Letter (26/10/2023)

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.66 of planning permission 2020/0362/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 66

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

##### Area A:

17019\_AX\_(00)\_1181 P02; 17019\_AX\_(00)\_1191 P01; 17019\_AX\_(00)\_1201 P01; 17019\_AX\_(00)\_1211 P01; 17019\_AX\_(00)\_1221 P01; 17019\_AX\_(00)\_1241 P01; 17019\_AX\_(00)\_2051 P01; 17019\_A\_(00)\_210 P01; 17019\_A\_(00)\_211 P01; 12001\_A\_(00)\_230; 12001\_A\_(00)\_231 P01; 12001\_A\_(00)\_300 P01; 14590-751 P1; 21077-751 Rev P1.

##### Area B:

12001\_B\_(00)\_100 rev A; 12001\_B\_(00)\_101 rev A; 12001\_B\_(00)\_102 rev A; 12001\_B\_(00)\_103 rev A; 12001\_B\_(00)\_104 rev B; 12001\_B\_(00)\_105 rev A; 12001\_B\_(00)\_106 rev A; 12001\_B\_(00)\_107 rev A; 12001\_B\_(00)\_108 rev A; 12001\_B\_(00)\_109 rev B; 12001\_B\_(00)\_200 rev B; 12001\_B\_(00)\_201 rev B; 12001\_B\_(00)\_230 rev B.

##### Area C:

12001\_C\_(00)\_98 rev B; 12001\_C\_(00)\_99 rev B; 12001\_C\_(00)\_100 rev C; 12001\_C\_(00)\_101 rev A; 12001\_C\_(00)\_102 rev A; 12001\_C\_(00)\_103 rev A; 12001\_C\_(00)\_104 rev A; 12001\_C\_(00)\_105 rev A; 12001\_C\_(00)\_106 rev B; 12001\_C\_(00)\_107 rev A; 12001\_C\_(00)\_108 rev A; 12001\_C\_(00)\_109 rev A; 12001\_C\_(00)\_110 rev A; 12001\_C\_(00)\_111 rev A; 12001\_C\_(00)\_200 rev C; 12001\_C\_(00)\_201 rev B; 12001\_C\_(00)\_202 rev A; 12001\_C\_(00)\_220 rev A; 12001\_C\_(00)\_221 rev B; 12001\_C\_(00)\_222 rev A; 12001\_C\_(00)\_223 rev A; 12001\_C\_(00)\_300 rev B.

##### Building C - fit out:

21891-81-098; 21891-81-099; 21891-81-099M; 21891-81-100; 21891-81-301; 21891-81-302; 21891-81-303; 21891-81-304.

##### Area D:

12001\_D\_(00)\_099 rev A; 12001\_D\_(00)\_100 rev A; 12001\_D\_(00)\_101 rev A; 12001\_D\_(00)\_102 rev A; 12001\_D\_(00)\_103 rev A; 12001\_D\_(00)\_104 rev A; 12001\_D\_(00)\_105 rev A; 12001\_D\_(00)\_106 rev A; 12001\_D\_(00)\_200 rev B; 12001\_D\_(00)\_220 rev A; 12001\_D\_(00)\_300 rev A.

A-HW-100(rev A), U.01, U.E4, U.E5, P.01, E.01, E.02, Transport Statement (17/08/2023) and Cover Letter (26/10/2023)

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

For the purposes of this decision, condition no.32 of planning permission 2020/0362/P shall be replaced with the following condition:

## REPLACEMENT CONDITION 32

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

The public cycle storage areas for 150 cycles across the Site must be provided in their entirety in accordance with plan reference: A-HW-100 or other such details which have been submitted to and approved in writing by the local planning authority, and shall be thereafter permanently maintained and retained. These spaces should be provided for use free of charge to the general public.

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

### Informative(s):

#### 1 Reason for granting approval-

The proposed amendments seek to make changes to the railway arches E4 and E5 within the Hawley Wharf masterplan. The changes include replacing the public cycle storage facility with a B1c (now Class E) use to the railway arches and then re-providing the level of cycle parking in various locations within the Hawley Wharf masterplan. A transport statement along with a cycle provision plan has been submitted to support the application.

Locating the B1c use in the railway arches represents a return to the intent of the original planning permission (ref: 2012/4628/P). The railway arches (E4 and E5) are considered the optimum location for Class B1c use because they are located away from the heart of the masterplan site, making deliveries and servicing more streamlined and placing the light industrial use away from the residential units.

The bike storage will be relocated as a result of the proposals. The committee report for the original planning permission (paragraph 2.4) stated that the approved bike spaces would be a 'public storage facility' for visitors/tourists. The committee report also stated that the applicant has agreed that the public cycle store facility will be free of charge and will be managed by the on-site management/security team. The Applicant has submitted a plan showing the cycle parking spaces distributed externally throughout the masterplan site in the form of Sheffield stands (ref: A-HW-100). The wording of condition 32 will be updated to reflect the change in approach. The even distribution of the 152 spaces throughout the site is an acceptable solution when compared to the approved public cycle store as it allows for more parking options for cyclists without having to go to a centralised parking facility. Condition 32 originally secured 183 cycle spaces and even though this is being reduced to 152, the original number was overprovision anyway compared to the policy compliant position. Therefore this loss is acceptable.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not change the application site area, increase the height of the building or change the number of units; do not result in changes to external details that would materially alter the appearance of the building, materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area; do not

materially change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or outlook; and do not materially impact on any neighbours or other statutory and non-statutory bodies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken.

The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 28/10/2020 under ref: 2020/0362/P.

You are reminded that the current amendments will require condition 41 (landscape details) to be discharged. The submitted details shall include the re-use of the existing planting.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 28/10/2020 under reference number 2020/0362/P 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](http://www.camden.gov.uk/planning).