

Application ref: 2024/2791/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
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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

Miss Lucy Wonnacott
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 2022/3646/P dated 29/03/2023 for: (Variation of Conditions 4, 5, 6 (approved drawings) and 36 (PFS retail) of planning permission 2017/3847/P dated 15/6/18 (as amended by 2020/0034/P dated 05/05/2020, 2020/3116/P dated 03/12/2020 and 2022/0673/P dated 23 February 2022) for the '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) Namely, replacement of window in Block A with a solid panel

Drawing Nos:

Superseded:

13508-AR-A1_2-L01-00-102 (Rev P02), 13508-AR-LXX-05-153 (Rev P02), 13508-AR-A1_2-LXX-05-155 (Rev P02),

Proposed:

13508-AR-A1_2-L01-00-102 (Rev P03), 13508-AR-LXX-05-153 (Rev P03), 13508-AR-A1_2-LXX-05-155 (Rev 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, 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 P03; 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 P03; 05-154 REV P02; 05-155 REV P03; 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 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).

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

Informative(s):

1 Reason for granting approval:

This application relates to changes to Block A, in particular, the removal of a window within a single bay between the residents' gym and the external terrace of the adjacent office at first floor. The window panel would be replaced with a solid panel that would match the surrounding precast finish of the building.

This alteration is required by fire regulations, which would in essence mean that the window panel would need to be obscured glazed. In addition, having a window in this location would allow for mutual overlooking between the office terrace and the residents' gym raising concerns over privacy.

This change, when considered against the appearance of Block A and the wider Camden Goods Yard site, would not significantly alter the appearance of the

building or the wider scheme and is acceptable.

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.

As such, the proposed change is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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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