

Our ref: Q210508
Your ref:
Email: daniel.rosson@quod.com
Date: 4 October 2024



Christopher Smith
London Borough of Camden
2nd Floor
5 Pancras Square
Kings Cross
London
N1C 4AG

For the attention of Christopher Smith
By Email

Dear Christopher,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
CAMDEN GOODS YARD (Morrisons) Planning Application for a temporary permission

We are instructed by St George West London Limited, to submit a Full Planning Application ('the Application') to the London Borough of Camden to extend the permitted period of the use of the temporary food store. This Application seeks to secure continuity of operation of the temporary store until the new superstore opens on the Main Site, by extending the permitted duration of the temporary store from 50 to 75 months.

This Application relates to the former Petrol Filling Station Site (PFS) only. The PFS Site forms part of the Camden Goods Yard development, located on Chalk Farm Road, London, NW1 8EH. The proposed description of development is as follows:

"The continued use of a temporary retail food store (Use Class E(a)) for a total duration of up to 75 months"

A full description of the Site and its surroundings can be found in the accompanying Planning Statement submitted in support of this planning application.

Planning History

Planning permission was originally granted by the London Borough of Camden (LBC) for the Camden Goods Yard site (the former Morrisons superstore and petrol filling station site) on 15th June 2018 (application reference: 2017/3847/P) for:

- Six storey building on the Petrol Filling Station site ('PFS site' or 'PFS parcel') including a replacement petrol filling station, Class A1/A3 and B1 uses;

Quod | 8-14 Meard Street London W1F 0EQ | 020 3597 1000 | quod.com

Quod Limited. Registered England at above No. 7170188





- Temporary use of the PFS parcel for a food store (Class A1 use) for a period of 30 months; and
- Redevelopment of the Morrisons Supermarket site (or 'Main Site' parcel) to include 573 homes and circa 28,345 sqm (GEA) non-residential floorspace.

Following grant of planning permission in 2018, the consent has been subject to a number of amendments via non-material amendment applications (s96a) and three minor material amendment applications (MMA) (s73) which we set out.

Planning permission was granted on 5 May 2020 pursuant to S73 of 1990 Act (ref: 2020/0034/P) giving approval for the variation of Condition 4 (approved drawings) for redevelopment of the Petrol Filling Station site and main supermarket site; namely for a single storey temporary food store on the Petrol Filling Station site with associated parking, servicing, access and landscaping (the First S73 Permission). These amendments allowed for the insertion of a new development phase (Phase 1a) and delivery of a standalone single storey temporary food store to be constructed. This enabled the acceleration of development on the CGY Main Site (the former Morrisons store site) and ultimately the delivery of homes with associated benefits sooner.

The First S73 Permission inserted a new condition (Condition 70) which controlled the temporary consent period of the food store, stipulating it would be discontinued on or before 50 months from the date of occupation. The temporary store duration was also formalised in the CGY S106 Agreement via a deed of variation with a new definition for the Phase 1a Development stipulating a period of up to 50 months.

The First S73 Permission was subsequently amended via a s96a application (ref. 2020/2325/P), which replaced the consented temporary store drawings to allow the store to be repositioned 1.5 metres northwest in response to a trunk water main being discovered cutting across the corner of the site.

A second s73 planning application was approved by LBC on 3rd December 2020 (the Second 73 Permission) for:

Variation of Conditions 3 (approved drawings) and 73 (number and mix of residential units) of planning permission 2020/0034/P dated 05/05/2020 which varied condition 4 (approved drawings) of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2020/2786/P dated 09/07/2020, 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/2019 and 2019/2962/P dated 04/07/2019) for redevelopment of the petrol filling station site and main supermarket site; namely for: additional storeys across buildings A, B, C and F creating 71 additional residential units (52 market, 19 affordable) (Class C3) and associated elevational changes; relocation of concierge to Block A; and alterations to basement and landscaping. This application is accompanied by an addendum to the original Environmental Statement.



This application related to the Main Site only and secured amendments to Blocks A, B, C and F enabling the delivery of 71 additional homes, alterations to floorplans, a reduction in supermarket car parking from 300 to 250 spaces, in addition to a number of other minor amendments. No changes were secured to the PFS site (Phase 1a or Phase 1b). A non-material amendment (s96a) application (ref. 2021/0388/P), approved on 2nd February 2021, varied Condition 4 (approved drawings) to secure a covered trolley shelter on the temporary store's eastern frontage along Juniper Crescent.

Planning permission was granted on 29 March 2023 pursuant to S73 of 1990 Act (ref: 2022/3646/P) to vary Conditions 3, 5, 6 (approved drawings) and 36 (PFS retail) of the Second S73 Permission to make amendments to the PFS only including replacement of the petrol filling station with electric vehicle charging station, to create additional office floorspace (Class B1a / E) and remove access road; reconfiguration of plant and cycle parking (the Third S73 Permission). This application related solely to Phase 1b on the PFS Site and the replacement office building to be delivered after the temporary store (Phase 1a) ceases operating.

This is the current CGY planning permission. This permission did not make any changes to the approved details for the temporary store (Phase 1a).

Proposed amendments

To ensure the Main Site would be vacated early in the construction sequence and facilitate the delivery of much needed housing for the borough, the temporary food store was built-out and occupied by Morrisons in February 2021. Based on the current temporary permitted duration of 50 months, the temporary consent period is therefore set to expire in April 2025.

This Application seeks to secure the continued operation of the temporary food store and extend the temporary consent period by 25 months from 50 to 75 months. This is a result of construction delays on the CGY Main Site, meaning construction of the replacement food store is yet to be completed. The extended temporary consent period will enable the temporary food store to continue operating whilst development of the permanent food store on the Main Site is completed.

The principle of the extension to the temporary store duration has been subject to pre-application discussions with LBC officers on 23 January 2024 and 13 August 2024 and agreed subject to the submission of a full planning application (this application).

There are no other changes proposed to the temporary food store itself. This is reflected in the plans and documents submitted with this application, which remain same as the extant approved plans consented under NMA ref. 2020/2325/P and NMA ref. 2021/0388/P.

The underlying need for a temporary store remains whilst construction continues on the new permanent store so as to ensure continuity of trade.



Subject to the approval of this application and in order to ensure the relevant existing planning conditions for the temporary store (Phase 1a) continue to subsist, it is proposed that the relevant parts of the following conditions relating to the operation of the temporary store from the extant CGY permission (Third S73 Permission), are replicated on the new temporary permission (noting approval of details where relevant and ongoing compliance with those details). The relevant conditions are considered to be:-

1. Condition 4 (Approved Drawings and documents (II/IV):4) Approved drawings and documents relating to the PFS Site (Phase 1a).
2. Condition 10 (Fixed Mechanical Plant): Approved details relating to the temporary store (Phase 1a).
3. Condition 11 (Plant Associated with Food & Drink uses): Approved details relating to the temporary store (Phase 1a).
4. Condition 12 (Petrol Filling Station (PFS) site plant - noise and vibration): Approved details relating to the temporary store (Phase 1a).
5. Condition 24 (Detailed Landscape Plan): Approved details relating to the temporary store (Phase 1a).
6. Condition 25 (Cycle Parking)
7. Condition 26 (Building Details)
8. Condition 47 (Drainage Strategy): Approved details relating to the temporary store (Phase 1a).
9. Condition 48 (Water Supply Infrastructure): Approved details relating to the temporary store (Phase 1a).
10. Condition 56 (Mechanical Ventilation): Approved details relating to the temporary store (Phase 1a).
11. Condition 58 (Air Quality Monitoring): Approved details relating to the temporary store (Phase 1a).
12. Condition 60 (Lighting Strategy): Approved details relating to the temporary store (Phase 1a).
13. Condition 65 (Signage Strategy): Approved details relating to the temporary store (Phase 1a).



14. Condition 67 (Temporary Foodstore (Phase 1a): Removal of PD Rights)
15. Condition 68 (Temporary Foodstore (Phase 1a): Removal of PD Rights)
16. Condition 69 (Temporary Foodstore (Phase 1a): Artwork)
17. Condition 70 (Temporary Foodstore (Phase 1a): Duration)
18. Condition 71 (Temporary Foodstore (Phase 1a): Disassembly and Circular Economy).
19. Condition 72 (Temporary Foodstore (Phase 1a): Energy and Sustainability Statement)

A further variation to the S106 Agreement will also be necessary to ensure that relevant obligations relating to the use of the store continue to apply to the new temporary permission, with an amendment as to the duration of the temporary use.

It is considered that as the principle of the temporary use of the temporary store has already been found to be acceptable in planning terms, and the store is in occupation and no further development is proposed, that the application should be considered under delegated powers.

Application documents

The following documents are submitted in support of this planning application and in line with Camden's Local Area Requirements for Planning Applications (July 2020):

Document Name	Author
Application Documents	
Application Covering Letter	Quod
Application Forms and Ownership Certificates	
CIL Forms	
Design and Access Statement	Allies and Morrison
Drawings and Plans	Allies and Morrison
Transport Addendum	Ardent
Environmental Implications Letter Addendum	Ramboll
Planning Statement	Quod
Sustainable Design and Construction Statement Letter of Conformity	Hodkinson



A payment for the planning application fee of £363 (incl. £70 service charge) has been made via the Planning Portal (reference: PP-13451911).

We look forward to receiving confirmation of the application being received and its validation in due course. If you have any queries, then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'd. rosson', located below the 'Yours sincerely,' text.

Daniel Rosson
Senior Planner