

Application ref: 2024/4241/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 7 November 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
www.camden.gov.uk/planning

Miss Lucy Wonnacott
St George House
16 The Boulevard
Imperial Wharf
London
SW6 2UB
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
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 fenestration and layouts at ground floor Block A

Drawing Nos: Superseded Plans:

13508 AR A1_2 E-NW 04 141 P02, 13508 AR 142 E-SE A1_2 04 142 P02, 13508, AR, A1_2 L00 00 100 P02, 13508 AR A1_2 L00 00 101 P02

Proposed Plans:

13508-AR-A1_2-L00-00-100 P03, 13508-AR-A1_2-L00-00-101 P03, 13508-R-A1_2-E-NW-04-141 P03, 13508-SR-A1_2-E-SE-04-142 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 2022/3646/P 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 P03; 2-L00-00-101 REV P03; 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 P03; 2-E-SE-04-142 REV P03; 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; 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.

For the purposes of this decision, the development description of 2022/3646/P shall now be:

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 23/02/2022) 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; 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.' Amendments to include to PFS site only: Replacement of petrol filling station with electric vehicle charging station; increase in height and footprint to create additional Office floorspace (Class E) and remove access road; reconfiguration of plant and cycle parking. Updates to conditions 28 (trees) and 73 (non-residential floorspace). This application is accompanied by an addendum to the original Environmental Statement.

Informative(s):

1 Reason for granting approval:

This non-material amendment seeks to alter the development description of application 2022/3646/P, and minor changes to the approved Block A at ground floor, notably internal alterations to bin store locations, new concierge store area and relocation of concierge desk, minor relocation of the residents' entrance door on Stephenson Street, the installation of means of escape access at the rear ground floor and the increase in size of the workshop by around 40sqm given the relocation of the concierge.

The alteration to the development description more specifically relates to the Petrol Filling Station (PFS) site. The previous design of the building included a winter garden on the east elevation, and this is reflected in the development description. However, a revised design is being sought which would not include the winter garden and hence the updated development description would better reflect the revised proposal. A further section 73 application is likely to be submitted in due course regarding the updated design for this building. No objection is raised to the removal of the winter garden from the development description, and this would be a minor alteration in the context of wider Camden Goods Yard scheme.

The changes to Block A are largely limited to internal alterations to help improve functionality. These are minor in nature and do not greatly alter the approved design. The external changes are minor in scale and when taken in the context of Block A and the wider scheme, would not be significant and would not detract from the overall character and appearance of building and surrounding development.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 29/03/2023 under ref 2022/3646/P which itself amended a number of previous iterations for Camden Goods Yard. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance 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 highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 29/03/2023 under reference number 2022/3646/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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer

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