

Our ref: Q210508
Your ref: [REDACTED]
Email: [REDACTED]
Date: 4th March 2025



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

Dear Christopher,

St George West London Limited ('St George')
Camden Goods Yard (CGY)
Submission of S73 Application Pursuant to Planning Permission 2022/3646/P, as amended by 2024/4241/P

Quod is instructed to act on behalf of St George West London Limited ("St George") to submit a planning application under Section 73 of the Town and Country Planning Act 1990. The Section 73 seeks planning permission to carry out development without compliance with a condition imported on a previous planning permission.

This S73 application seeks approval for amendments to the approved planning permission for the comprehensive redevelopment of the Camden Goods Yard ("CGY") site, which is the former Morrisons superstore (the 'Main Site') and petrol filling station ("PFS Site"), Chalk Farm Road, London NW1 8EH.

This S73 relates solely to the Main Site which forms part of the wider Camden Goods Yard development.

The relevant CGY planning permission is dated 29th March 2023, reference 2022/3646/P, as amended by a Section 96a application dated 7th November 2024, reference 2024/4241/P, whereby a variation to the approved plans is proposed resulting in a variation to Conditions 3, 4, 5, 6 (approved drawings and documents) and 73 (Number and mix of residential units).

The proposed amendments are in respect of Blocks C, D, E1, E2 and F of the Main Site parcel only, identified in the detail within the enclosed Design & Access Statement Addendum and Planning Statement, and summarised here for ease of reference:

- 637 homes
- 83 affordable homes (15% by habitable room)
- 23 London Affordable Rented (LAR) homes (39%)
- 60 Intermediate rent homes (61%)

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- Reduction in building heights totalling c.10m across the site (9.929m)
- A second stair core, firefighting shaft and other revisions will be introduced into Buildings C, E1, E2 and F1, F2 and F3 to ensure Fire Safety compliance.
- Fire compliance to Building D (fire fighting shaft).
- Minor changes to the distribution of mix of homes within buildings due to the second staircase insertion.
- Minor elevational changes to reflect the minor revisions to internal layouts. These do not materially change the appearance of the buildings¹
- A total of 28,792 sq m GEA non-residential floorspace, in addition to the office /retail Juniper building of 13,797 sq m GEA floorspace.
- A total of 2,769 sq m GEA of ancillary (residential) floorspace (gym, concierge, plant room, parking and energy centre).

The approved Description of Development is as follows:

Variation of Conditions 3, 4, 5, 6 (approved drawings and documents) and 73 (Number and mix of residential units) 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 2022/3646/P dated 29/03/23) 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 blocks (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'. This application is accompanied by an addendum to the original Environmental Statement.

¹ Please refer to the submitted Design & Access Statement.



For the purposes of public consultation, it is requested that the following proposal is used:

Variation of Conditions 3, 4, 5, 6 (approved drawings and documents) and 73 (Number and mix of residential units) 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 2022/3646/P dated 29/03/23) 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 blocks (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'. This application is accompanied by an addendum to the original Environmental Statement.

Amendments to include: 637 homes (a reduction of 7 homes), including 83 affordable homes (15% affordable by habitable room); Reduction of Affordable Housing from 38% to 15% by habitable room; Minor mix changes to approved plans; Marginal increase to building footprint of Block E1 (0.5m on north, east and west side); Reduction in building height of Block C from 73.9m AOD to 73.3m AOD, Block E1 from 73.4m AOD to 70.4m AOD, Block E2 from 52.9m AOD to 52.2m AOD and 45.4m AOD to 45.1m AOD, Block F1 from 68.2m AOD to 67.9m AOD, Block F2 from 73.9m AOD to 72.1m AOD, Block F3 from 64.4m AOD to 64.0m AOD and 54.0m AOD to 53.5m AOD; Marginal increase in building height of Block D from 54.3m AOD to 55.7m AOD to accommodate lift overrun; Introduction of Second Staircase to Block C, E1 and F to meet Fire Safety Regulations; Relocation of Morrisons emergency escape stairs; Updates to condition 3, 4, 5, 6 (approved drawings and documents) and 73 (Number and mix of residential units). This application is accompanied by an addendum to the original Environmental Statement.

This application has been submitted via the planning portal (PP-13745588) and comprises the following information in addition to this correspondence:

Table 1.1: Section 73 Planning Application Documents

Document	Author
Application Forms	
Planning Application Covering Letter	Quod



Document	Author
Planning Application Form	Quod
Planning Application Fee	St George
CIL Form & Covering Letter	Quod
Design Principles	
Design & Access Statement Addendum (incl. Landscaping and Accessibility)	Allies & Morrison (A&M), Piercy & Company (P&Co) Murdoch Wickham David Bonnett Associates (DBA)
Accommodation Schedule	A&M (w/ P&Co)
Design & Landscaping Drawings	A&M, P&Co, Murdoch Wickham
Schedule of Changes (within Design & Access Statement)	A&M, P&Co
Technical Assessments	
Planning Statement	Quod
Housing and Viability Statement	Quod
Air Quality Assessment Addendum	Ardent
Air Quality Positive Statement	Ardent
BREEAM Pre-Assessment	Waterman
Circular Economy Statement	Waterman
Economic and Regeneration Impact Statement Addendum	Turley Economics
Energy Statement	Waterman
Environmental Implication Letter (EIL), incl.: <ul style="list-style-type: none"> - Air Quality - Noise & Vibration - Townscape - Heritage - Wind - Daylight, Sunlight & Solar Glare - Transport - Socio Economics 	Ramboll, w/ relevant consultant input
Fire (Gateway 1 Form for GLA Policy D12) and Fire Strategy (including non-technical explanations of fire safety).	Introba
Health Impact Assessment (HIA) Addendum	Turley Economics
Heritage Statement Addendum	Turley Heritage
Internal Daylight, Sunlight & Overshadowing Report	GIA
Noise and Vibration Addendum	Ardent
Overheating Assessment	Waterman
Sustainability Statement	Waterman
Townscape and Visual Impact Assessment (TVIA) - Addendum	Tavernor



Document	Author
Transport Technical Note	Ardent
Whole Lifecycle Carbon Assessment	Waterman
Wind Microclimate Technical Note	GIA

On review of Camden's 'local area requirements for planning applications July 2020', we note the following documents which are not submitted with this S73 for the following reasons:

- **Basement Impact Assessment (BIA):** No basement works are proposed as part of this S73 application. The Camden Goods Yard basement is built out in accordance with planning permission ref. 2020/3116/P, which included a revised BIA and was subsequently approved as part of the application.
- **Construction Management Plan (CMP):** The original Construction Management Plan is an approved document, controlled by Condition 5 on planning permission ref. 2022/3646/P. The signed Section 106 also requires a "Construction Management Plan" to be submitted on a phase-by-phase basis to the Council for approval.
- **Delivery and Servicing Management Plan:** The original Servicing Management Plan is an approved document, controlled by Condition 5 on planning permission ref. 2022/3646/P. The signed Section 106 also requires a residential and commercial "Service Management Plan" to be submitted to the Council for approval prior to occupation of Block F.
- **Crime Impact Assessment:** The signed S106 requires a Crime Prevision Strategy to be submitted to the Council prior to first Occupation of each Phase (excluding Phase 1a and Phase 2a of the Development).
- **Sustainable Drainage Systems (SuDS) Strategy:** Condition 47, attached to permission ref. 2022/3646/P, requires the development of the 'Main Site' to be carried out in accordance with the approved details for a drainage strategy for that parcel of land detailing any on and/or off site drainage works shall be prepared in consultation with the sewerage undertaker approved on 20/10/2021 under reference 2021/2126/P or other such details which have been submitted to and approved in writing by the local planning authority.

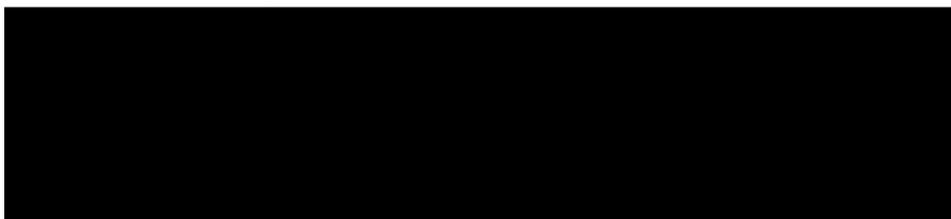
The exclusion of these documents has been the agreed adopted approach, and accepted by Camden, on the previous S73 applications for this site (ref. 2020/0034/P; 2020/3116/P and 2022/3646/P).

The submitted documents fully meet the requirements of both LBC's local list and GLA submission requirements therefore enabling the Council to validate the application. We therefore welcome validation of the application as expediently as possible and look forward to confirmation of this.



If you require further information to progress this planning application, please do not hesitate to contact me. I would be grateful if you could confirm receipt of the enclosed application.

Yours sincerely



Neil Wells
Associate Director