

Our ref: Q100456
Your ref: 2017/3847/P, 2020/0034/P, 2020/3116/P, 2022/3646/P

Date: 03/03/2025



Clive Bond
Community Infrastructure Levy Planner
Regeneration and Planning
London Borough of Camden Town Hall
Judd Street London
WC1H 9JE

By email: Clive Bond: [REDACTED]

Dear Clive,

Camden Goods Yard (Morrisons) Minor Material Amendment Application (Community Infrastructure Levy)

On behalf of St George West London Ltd, please find enclosed the CIL Additional Information Requirement Form in support of the application for a Section 73 amendment to the above consent.

This is a phased planning permission, which expressly provides for development to be carried out in phases in line with the definition in Regulation 2. I have appended the letter dated 2nd February 2021 from Camden which sets out the phasing for CIL purposes.

This Section 73 makes amendments to CIL Phase 3 only. For simplicity and clarity, we are therefore including the areas for Phase 3 only in the AIF. This is consistent with our approach for previous S73 submissions for this development. The description of development is:

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 4 retaining walls, road junction alterations; all following demolition of foodstore.'

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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.

This is the 4th Section 73 pursuant to the Original Permission (2017/3847/P);

- the 1st Section 73 (2020/0034/P) did not change the floorspace in Phase 3;
- the 2nd Section 73 (2020/3116/P), increased the Phase 3 floorspace from 36,502 sqm GIA to 38,322 sqm GIA;
- the 3rd S73 (2022/3646/P) did not change the floorspace in Phase 3.

Chargeable Development

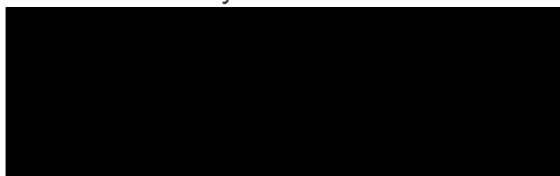
The Phase 3 chargeable development consists of 37,332 sqm GIA of residential development, including eligible affordable which includes the entirety of Block E2. The non-residential (office, retail and community) GIA is 1,810 sqm.

Next steps

Upon grant of planning permission, we will submit an Assumption of Liability and the approved plans and full GIA schedules for your consideration and so you can issue a Liability Notice.

I would be grateful if you could confirm by return that the information is satisfactory. If you have any queries, or need any further information at this stage, please do not hesitate to contact me.

Yours sincerely



Sasha Gordon
Director

enc.

cc.

Richard Syddall, St George
Jack Landor, St George
Zachary Bacon, Quod



1 Appendix: Letter from LBC dated 2nd February 2021

Sasha Gordon
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02 February 2021

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PLANNING APPLICATION:

2017/3847/P Phase 1

SITE ADDRESS:

Morrisons Superstore and Petrol Filling Station, Camden
Goods Yard, Chalk Farm Road, LONDON, NW1 8EH

DEVELOPMENT DESCRIPTION:

Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace to accommodate a petrol filling station (Sui Generis use), 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 of part ground/1st floors as a foodstore (Class A1 use) with associated car parking for a temporary period of up to thirty months. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) of up to 14 storeys accommodating up to 573 homes (389 market and 184 affordable in up to 60,568 sq m GEA of residential floorspace) together with up to 28,345 sq m GEA 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.

Dear Sasha Gordon,

Thank you for your letter dated 06/01/21 regarding your phasing proposal for the above scheme.

On behalf of Camden Council as a CIL Collecting Authority in respect of the chargeable development for planning permission 2017/3847/P, your proposal is considered to be generally acceptable. However I will further elaborate on the areas of concern and clarify further.

With regards to Phase 1 (Demolition and non-chargeable temporary works on the Petrol Filling Station (PFS) site),

your proposal has been agreed and it is noted that this has already commenced and is valid.

With regards to bullet point two of your letter (06/01/21), you make the following statement:

“All remaining demolition, site preparation, enabling works, construction of the basement, construction of Block A, Construction of Block B (Target date Q1 2021)”

The Council find this acceptable as a proposal and is happy to generate notices once appropriate forms are submitted and acknowledged (target date Q1 2021).

With regards to bullet point three of your letter in relation to the following statement:

“The remaining Blocks F, C, D, E1 and E2 will come forward from 2022 onwards, and St George would like to retain the flexibility to fix the order and grouping of these blocks with LBC closer to the time of commencement when the construction programme for those blocks is known”.

I can advise that The Council considers blocks F, C, D, E1 and E2 to fall under one single phase and that phase is considered to be Phase 3. In this respect, it is noted that commencement of any block (F, C, D, E1 and E2) at any time, will trigger the CIL collection for these blocks.

I also advise The Council consider the demolition of temporary Morrison store (PFS) to new office building, to be Phase 4. In this respect, it is noted that the commencement on this phase 4 (PFS) at any time, will trigger the CIL collection for this phase/block.

I trust the process for these elements of your proposal are now clear, however should you need any further clarification in this respect, please do not hesitate to contact me.

Yours sincerely,

CIL Officer
Community Infrastructure Levy (CIL) Officer
London Borough of Camden