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Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9JE

18<sup>th</sup> December 2019

Dear Sir/Madam,

**MORRISONS SUPERSTORE AND PETROL FILLING STATION, CAMDEN GOODS YARD, CHALK FARM ROAD, LONDON, NW1 8EH**

**APPLICATION FOR NON-MATERIAL AMENDMENTS MADE UNDER S96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO PLANNING PERMISSION 2017/3847/P**

We write on behalf of our client, St George West London Limited, in respect of the site known as the Camden Goods Yard and submit the following non-material amendment application under S96a of the Town and Country Planning Act 1990 to planning permission 2017/3847/P. Planning permission was granted for the following development on 15<sup>th</sup> June 2018:

*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 green space, public toilets and other associated works and highways works; all following demolition of existing building 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.*

As you are aware, our Client will be submitting a Section 73 application in the future to enable a single storey temporary food store to be erected on the Petrol Filling Station Site (PFS Site) instead of the temporary food store use of part of the ground and first floor within the consented PFS building.

The Court of Appeal recently held in *Finney v Welsh Ministers* [2019] EWCA Civ 1868 (Finney) that the description of development cannot be amended through a Section 73 application. It is therefore proposed to amend the original description of development under S96A to remove limitations regarding the temporary foodstore in order to facilitate the future Section 73 application.

We consider that this would be a non-material amendment because the changes amount to a rewording of the planning permission decision notice itself and does not constitute a change to the scheme of development. Consequently, there would be no material impact as a result of this amendment.

It is also proposed to remove the list of plans and documents set out within the operative part of the planning permission after the description of development on the decision notice. These plans and documents are also listed in Conditions 3 to 6 of the permission. These changes are also required to enable the relevant plans and documents listed in Conditions 3 to 6 to be amended through future Section 73 whilst application(s).

### Revised Description

The revised description of development is outlined below:

*"Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,246 sqm 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 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) 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) for 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"*

A tracked change version showing the differences between the original description and revised description of development (as well as the removal of the plans and documents) is provided in Appendix 1. No changes are proposed to the description of development that relates to the main supermarket site.

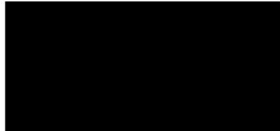
This cover letter should be read together with the tracked change revised description of development in Appendix 1 and the application form.

As this application has been submitted electronically, payment of the £234.00 application fee has been made via the planning portal. We trust the above and enclosed documents are in order and would be grateful if you could confirm receipt of this letter and enclosures at the earliest opportunity.

Should you have any queries please do not hesitate to contact me or my colleague Adam Kindred (020 7182 2416) at this office.



Yours faithfully



**MATTHEW GORE**  
**DIRECTOR**  
**LONDON PLANNING**

Encl.



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