

Mr Matthew Gore
CBRE
Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2019/6301/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974 **4607**

24 December 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
**Morrisons Superstore and Petrol Filling Station
Camden Goods Yard
Chalk Farm Road
London
NW1 8EH**

Proposal: Variation of description of temporary supermarket in description of development of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/0153/P dated 6th Feb 2019 and 2019/2962/P dated 4th July 2019) for redevelopment of the petrol filling station site and main supermarket site.

Drawing Nos: Cover letter from CBRE dated 18th December 2019 and Appendix 1 - Revised Description of Development.

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, the description of development for planning permission reference 2017/3847/P dated 15/06/2018 (as amended by 2019/0153/P dated 6th Feb 2019 and 2019/2962/P dated 4th July 2019) shall be replaced with the following 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 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) 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.”

For the purposes of this decision, the following informative is added to planning permission 2017/3847/P (as amended) :

The Council is likely accept payment of the Camden and Mayor of London Community Infrastructure Levy on this site in phases provided that the development phases are clear, genuinely separate, and involve distinct buildings coming forward with a recognisable timescale. A Liability Notice will be issued setting out what CIL needs to be paid for the whole site and this will be followed by Demand Notices setting out when the CIL is due after development commences which may be split into phases. To assist with this and to avoid being issued with a Demand Notice covering the whole site after any commencement please submit a plan setting out the phasing of the development and providing details of the parties who will be liable to pay the CIL and likely commencement dates to CIL@camden.gov.uk. CIL information, assumption of liability and commencement notices will need to be submitted for any development phases in advance of commencement to avoid incurring a surcharge.

Informative:

1 Reason for granting approval:

The amendments to the approved scheme include alterations to wording of the development description. No physical alterations are proposed. The new description will omit the reference to the precise location and 30 month duration of use of the temporary A1 food store.

The changes to the proposal description relate only to the temporary store element proposed on the petrol filling station site. The 30 months duration for the temporary

store is explicitly secured in the s106 legal agreement so removing it from the proposed description is not considered to have a material impact on how the permission may be controlled. Furthermore, moving the duration to a condition would be unnecessary duplication and contrary to National Planning Guidance. The use of 'part ground/1st floors' by the temporary store is secured in the approved drawings and its impact is controlled by the s106 legal agreement. Removal of the words 'part ground/1st floors' would have no material impact on the planning permission, as the description still identifies that the temporary store would be on the filling station site.

An informative relating to the CIL payments is also proposed. The informative does not tie the planning permission and is for information purposes only.

The changes to the wording would leave the operative parts of the planning permission unaltered. They would have no material impact on the planning permission, on the character and appearance of the host property, conservation area or the amenity of neighbouring occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2017/3847/P dated 15/06/2018 (as amended by 2019/0153/P dated 6th Feb 2019 and 2019/2962/P dated 4th July 2019). In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 2 You are advised that this decision relates only to the wording of the proposed development description and shall only be read in the context of the substantive permission granted under reference number 2017/3847/P dated 15/06/2018 (as amended by 2019/0153/P dated 6th Feb 2019 and 2019/2962/P dated 4th July 2019) and is bound by all the conditions 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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope
Chief Planning Officer

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