



Sofie Fieldsend
Regeneration and Planning
London Borough of Camden
Camden Town Hall
London
WC1H 8ND

26th May 2020

Planning Portal Ref: PP-08747940

Dear Sofie,

**CAMDEN GOODS YARD, CHALK FARM ROAD, NW1 8EH
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF: 2020/0034/P
S.96A TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

Further to our conversation on 22nd May 2020, please find enclosed an application for non-material amendment (“NMA”) Planning Permission ref: 2020/0034/P (“Planning Permission”) under Section 96A of the Town and Country Planning Act 1990 (as amended).


The NMA relates to the footprint of the temporary Morrisons store proposed on the former Petrol Filling Station (“PFS”) site, located on Chalk Farm Road.

The following documents are submitted in support of this application:

- Application form, duly completed;
- Site Location Plan;
- Approved Drawings;
- Proposed Drawings;
- Illustrative sketch of gas main location (ref: 200227-GAS SKETCH); and
- Technical Note on Transport Implications

Amended Plan Title	Superseded Plan Ref	Proposed Plan Ref
Site Location Plan	1095_03_07_002_P01	1095_03_07_002_P02
Site Plan	1095_03_07_010_P06	1095_03_07_010_P07
Site Sections	1095_03_07_030_P01	1095_03_07_030_P02
Site Elevations	1095_03_07_040_P03	1095_03_07_040_P03
Ground Floor Plan	1095_03_07_100_P07	1095_03_07_100_P07
Roof Plan	1095_03_07_101_P03	1095_03_07_101_P04
Elevations	1095_03_07_200_P03	1095_03_07_200_P04
Sections	1095_03_07_300_P02	1095_03_07_300_P03
Landscape Plan	1095_03_07_600_P05	1095_03_07_600_P06





Planning History

On 15 June 2018 full planning permission (ref: 2017/3847/P) was granted for the redevelopment of the 3.26 hectare site known as Camden Goods Yard, located off Chalk Farm Road.

On 7 January 2020 a Section 73 application was submitted (ref: 2020/0034/P) to vary Condition 4 (approved drawings) to secure a single storey temporary food store on the PFS land parcel with associated parking, servicing, access and landscaping. This application was granted consent on 5 May 2020, resulting in the issue of an amended Planning Permission for the Camden Goods Yard site.

1. Proposed Non-Material Amendment

The following non-material amendments to Planning Permission ref: 2020/0034/P are proposed in respect of the temporary store on the PFS site:

- Relocation of the temporary store, pedestrian circulation and vehicle egress 1.5m north west along Chalk Farm Road; and
- Minor revision to the positioning and spacing of cycle parking to enable accommodation of 8 cargo bikes spaces.

The proposed relocation of the temporary store, pedestrian circulation and vehicle egress responds to the discovery of a gas main running down the pavement on the western side of Juniper Crescent, directly adjacent to the foundations of the temporary store (as approved). The gas main was incorrectly mapped on all Utility Search asset plans within the carriageway of Juniper Crescent and it was intrusive surveys by our contractor which verified the actual location of the pipe.

The owner of the gas main, Cadent Gas, has advised that a 1m easement exists which requires that the temporary store (including foundations) must be a minimum of 1m from their asset. In order to give St George's contractor a safe working environment and room to carry out works to the temporary store, it is deemed appropriate to move the building a minimum of 1.5m west along Chalk Farm Road.

The proposed revision to the positioning of the positioning and spacing of cycle parking has been incorporated in order to enable accommodation of 8 cargo bike spaces. Full details of cycle parking are secured by condition 25 and will be submitted in due course.

2. Planning Considerations

S96A of the Town and Country Planning Act 1990 gives the local planning authority the power to make non-material changes to planning permissions. There is no



statutory definition of 'non-material'. It is a matter of fact and degree dependent on the context of the whole development as approved.

In the context of the temporary store and wider Camden Goods Yard development, the proposed amendments are not considered to materially alter the Planning Permission. The scale and appearance of the temporary store remain as approved, as do the number of car and cycle parking spaces. The Technical Note prepared by Ardent as part of this application confirms that the amended layout and egress will continue to accommodate all relevant vehicle manoeuvres, including those by delivery and refuse vehicles.

In addition, the proposed relocation of the temporary store towards the Roundhouse is considered to directly improve the relationship between the building and the corner of Juniper Crescent and Chalk Farm Road junction by creating a more generous pavement space, therefore providing a safer space for pedestrians and more welcoming entrance for store customers.

3. Summary and Conclusion

I trust that the information provided will enable this NMA to be validated and I look forward to confirmation in due course. If for any reason this is not the case, please do not hesitate to contact me [REDACTED]

Yours sincerely,

[REDACTED]

Alexander Lewers
Land Buyer
St George West London Ltd



[REDACTED]

