

Application ref: 2020/2786/P  
Contact: Kristina Smith  
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Date: 9 July 2020

**Development Management**  
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St George West London Ltd  
St George House  
16 The Boulevard  
Imperial Wharf  
London  
SW6 2UB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Camden Goods Yard**  
**Chalk Farm Road**  
**London**  
**NW1 8EH**

Proposal: Amendment to planning permission ref. 2017/3847/P dated 15/06/2018 (as later amended by 2020/0034/P dated 5/5/2020) for redevelopment of the petrol filling station site and main supermarket site, namely to omit the number of storeys, unit numbers and floorspace quantum from the development description and to insert a planning condition to secure seven buildings of up to 14 storeys comprising 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

Drawing Nos: Site Location Plan; Cover Letter from St George (dated 22 June 2020)

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 ref. 2017/3847/P dated 15/06/2018 (as later amended by 2020/0034/P dated 5/5/2020) shall be replaced with the following description:

Redevelopment of petrol filling station site to include the erection of a new building 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) 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.

#### ADDITIONAL CONDITION 73

##### Number and mix of residential units

The redevelopment of the petrol filling station site shall include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace.

The redevelopment of the main supermarket site shall include the erection of seven buildings of up to 14 storeys accommodating 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, as shown in the approved plans and documents referred to in Conditions 3, 4, 5 and 6 of this permission"

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informatives:

##### 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 reference to the number of storeys, unit numbers and floorspace quantum. The numbers will be secured via a newly added condition rather than included within the description of development.

Removal of this information from the description would have no material impact on the planning permission, as the description still identifies the uses of the development, the numbers of floors in each building is explicit in the approved drawings and the quantum and delivery of key public benefits attached to the permission such as affordable workspace and affordable housing are secured in detail through the s106 legal agreement, which would remain untouched.

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 later amended by 2020/0034/P dated 5/5/2020). 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 development description and shall only be read in the context of the substantive permission ref. 2017/3847/P dated 15/06/2018 (as later amended by 2020/0034/P dated 5/5/2020) 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Director of Economy, Regeneration and Investment

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