

10 July 2020

Delivered by Planning Portal (ref. PP- 08835887)

London Borough of Camden
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam,

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
CAMDEN GOODS YARD, MORRISONS SUPERMARKET AND PETROL FILLING STATION, CHALK FARM
ROAD, LONDON, NW1 8EH
APPLICATION FOR MINOR MATERIAL AMENDMENT (SECTION 73) TO PLANNING PERMISSION REF.
2020/0034/P**

We act on behalf of St George West London Limited, in relation to the above site and have submitted a planning application for the following proposed development:

Variation of Conditions 3, 4, 5 and 6 (approved drawings and documents) of planning permission 2020/0034/P dated 5 May 2020 as amended by s96A application 2020/2786/P dated 9 July 2020 for 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; **namely, to include amendments to architectural design, building footprint, internal layouts, building heights, building design, unit**

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numbers, floorspace quantum, landscaping and public realm, parking and energy strategy (together with variations to relevant conditions including Conditions 16 (play space), 19 (adaptable homes), 21 (Block C obscure glazing), 22 (Block C gym glazing), 25 (cycle parking), 28 (tree planting), 44 (noise from commercial units), 45 (wind microclimate), 66 (wheelchair homes), 73 (number and mix of residential units)).

THE SITE

The application site consists of the Morrisons supermarket and its associated car park, the Morrisons Petrol Filling Station and the link road between these two parcels of land (which also serves properties at Juniper Crescent). The site is described in the extant permission as consisting of three 'parcels', as follows:

- Petrol Filling Station (PFS) parcel – accommodating the PFS and areas currently used for bus layovers.
- Main Site (MS) parcel – accommodating the foodstore, associated car parking spaces, the access road and bus stops and stands.
- Land under the railway line – accommodating a roadway and pavements, which are part of the site access road.

The changes proposed by the optimisation scheme relate solely to the main site parcel.

The site location, surroundings and history are summarised within the Planning Statement submitted with the extant planning permission and this planning application. The site comprises a surface car park, supermarket, PFS and link road. It offers a poor quality urban environment and is an under-utilised site which presents a clear opportunity for a mixed-use redevelopment scheme.

The site is located within Camden Town Centre, a major town centre as defined in both the Local Plan and London Plan. Specifically, the site is located to the north of Regent's Canal and Camden Lock, with its associated markets, and to the west of the markets and other commercial uses along Chalk Farm Road, including the Horse Tunnel Market, Camden Market and The Stables. To the east and west the site is bounded by railway lines; the railway lines to the east run over the vaults to Camden Stables Market with Camden Lock Market further to the south. To the north and south the supermarket site is bounded by exiting housing at Juniper Crescent and Gilbeys Yard, owned by One Housing Group.

PROPOSED DEVELOPMENT

Planning permission was granted on 15 June 2018 for the redevelopment of the existing Morrisons supermarket, surface car park and Petrol Filling Station (PFS) (ref. 2017/3847/P). The approved development would deliver 573 new homes and circa 39,500 sqm GEA of non-residential floorspace, including a replacement supermarket, replacement PFS and new A1, A3, B1, D2 and Sui Generis floorspace, together with associated public realm and landscaping.

The applicant submitted a Minor Material Amendment application (ref. 2020/0034/P), to vary the June 2018 permission, which relates to the Petrol Filling Station, the purpose of which is to allow for a single storey temporary food store. This was granted planning consent on 5 May 2020, hereby referred to as the 'extant planning permission'. Works have commenced on site pursuant to this permission. It is this application which the applicant is now applying to vary via a further Minor Material Amendment.

This current application is for an optimisation of the approved scheme, to be referred to as the 'optimisation scheme' within this Planning Statement, makes amendments to predominantly to Blocks A, B, C, F, including inserting additional storeys as a result of reducing floor-to-floor heights to 3.15m, inserting extra storeys in addition, as well as alterations to floorplans and reconfiguration of internal layouts to these blocks. In addition, the tenure of residential units in Blocks D and E have been altered. The scheme will deliver 71 additional new homes, for a total of 644 new homes. Commercial floorspace will remain largely unchanged with a slight decrease to that of the extant planning permission.

The key changes proposed are as follows, in summary:

- An increase in the delivery of new homes from 573 to 644, an uplift in 71 residential units, of which 38.10% by habitable room will be affordable homes.
- A reduction in floor-to-ceiling heights and an increase in building heights of blocks A, B, C and F, resulting in additional storeys, with associated elevational changes.
- Alterations to floorplans and reconfiguration of internal layouts to all blocks including Blocks D and E.
- A reduction in supermarket car parking from 300 to 250 spaces, delivering on the Council's aspirations for the site, as secured through the legal agreement attached to the extant planning permission.
- Deepening an area of 300sqm within the basement footprint by approximately 4m to create a two level basement under Block A. The updated basement layout will include the provision of a pool, gym and associated facilities, and energy centre.
- An increase in 3 wheelchair accessible car parking spaces for residents to address the uplift in new homes.
- Updated landscape design, including an increase in on-site play space from 1,115 sqm to 1,265 sqm.
- Relocation of the residents facilities and the concierge from Block E to Block A to ensure these are delivered as early as possible. Retail has now been swapped in place of the previous concierge location.
- A limited reduction in commercial space, some of which is attributable to the reduced foodstore parking area, excluding this there is a slight uplift in commercial floorspace across the site.
- An uplift in cycle parking, both long stay and short stay, to address the requirements of the net uplift in new homes and an uplift in commercial floorspace.
- Enhanced sustainable design strategy.

The following material is submitted in support of this application via the Planning Portal (ref. PP-08835887):

- Planning Application Form, Certificates and Notices, prepared by Turley
- Community Infrastructure Levy Form, prepared by Quod
- Planning Statement, prepared by Turley
- Design and Access Statement, prepared by Allies and Morrison
- Proposed Drawings, prepared by Allies and Morrison, and Piercy and Company
- Landscape Drawings, prepared by Murdoch Wickham
- ES Vol. 1 Main Report - Environmental Implications Letter and Supporting Technical Note, prepared by Ramboll
 - ES Vol 2a TVIA Addendum, prepared by Turley
 - ES Vol 2b Built Heritage Addendum, prepared by Turley
 - ES Vol 3a Technical Appendices:
 - Socio-Economics Addendum, prepared by Turley

- Air Quality Addendum, prepared by Ardent
- Noise and Vibration Addendum, prepared by Ardent
- Daylight, Sunlight and Overshadowing Addendum, prepared by Ardent
- Wind and Microclimate Addendum, prepared by RWDI
- Accessibility, prepared by David Bonnett Associates
- Arboricultural Impact Assessment, prepared by Middlemarch Environmental
- Basement Impact Assessment, prepared by Aecom
- Health Impact Assessment Addendum, prepared by Turley
- Noise and Vibration Impact Assessment, prepared by Ardent
- Statement of Community Involvement, prepared by BECG
- Sustainable Design and Construction Statement Vol. 1 Main Report, prepared by Energist
- Sustainable Design and Construction Statement Vol. 2 Energy Statement, prepared by Energist
- Sustainable Design and Construction Statement Vol. 3 BREEAM Pre-Assessment, prepared by Energist
- Sustainable Design and Construction Statement Vol. 4 Thermal Comfort, prepared by Energist
- Tree Retention and Removal Strategy, prepared by Murdoch Wickham
- Typical Tree Details, prepared by Murdoch Wickham
- Surface Water Drainage Strategy, prepared by Aecom

A payment for the planning application fee of £234 has been made via the Planning Portal (ref. PP-08835887).

We trust the above is sufficient for your current purposes and look forward to confirmation that the detail provided above is acceptable. If you have any queries, please do not hesitate to contact me at these offices.

Yours sincerely,



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