



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

27<sup>th</sup> January 2021

Planning Portal Ref: PP-09460982

Dear Sofie,

**CAMDEN GOODS YARD, CHALK FARM ROAD, NW1 8EH**  
**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF: 2020/3116/P**  
**S.96A TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

Please find enclosed an application for non-material amendment (“NMA”) to Planning Permission ref: 2020/3116/P (“Planning Permission”) under Section 96A of the Town and Country Planning Act 1990 (as amended).

The NMA relates to a proposed trolley shelter on the pavement between the temporary Morrisons store and Tottenham Rise, in Phase 1a.

The following documents are submitted in support of this application:

- Application form, duly completed;
- Site Location Plan;
- Approved Site Plan, Ground Floor Plan and Roof Plan
- Proposed Site Plan, Ground Floor Plan and Roof Plan
- Proposed Trolley Shelter Elevations
- Proposed Trolley Shelter Fixing Detail

Drawing Title	Approved Plan Ref	Proposed Plan Ref
Site Location Plan	1095_00_07_001_P02	1095_00_07_001_P02
Site Plan	1095_03_07_010_P07	1095_03_07_010_P10
Ground Floor Plan	1095_03_07_100_P07	1095_03_07_100_P12
Roof Plan	1095_03_07_101_P04	1095_03_07_101_P09
Small Trolley Shelter	N/A	Rev A

A payment for £234.00 to cover the requisite application fee has been made online via the Planning Portal.



St George West London Limited,  
St George House, 16 The Boulevard, Imperial Wharf, London. SW6 2UB  
Telephone: 020 7471 4444  
Registered in England and Wales Number 1910542





### **Key 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 5 May 2020 a Section 73 minor material amendment (ref: 2020/0034/P) was granted. This varied Condition 4 (approved drawings) to secure a single storey temporary food store on the PFS land parcel with associated parking, servicing, access and landscaping.

On 18 June 2020, a Section 96a NMA (ref: 2020/2325/P) was approved. This altered Condition 4 (approved drawings), to enable relocation of the temporary store, pedestrian circulation, vehicle egress and cycle parking.

On 3 December 2020, a Section 73 minor material amendment (ref: 2020/3116/P) was granted for variation of Conditions 3 (approved drawings) and 73 (number and mix of residential units) of planning permission 2020/0034/P for 71 additional homes. This is the extant Planning Permission.

### **1. Proposed Non-Material Amendment**

This application seeks non-material amendment to Condition 4 (approved drawings) to secure a new covered trolley shelter on the temporary store's east frontage, on the pavement between the store and Tottenham Rise. The shelter comprises an aluminium frame, with transparent polycarbonate panels. Details of the shelter's appearance, dimensions and ground fixing are provided in the supporting information.

The proposed covered trolley shelter responds to the practical need for customers to be able to collect and drop off trolleys close to the store entrance/exit. While the extant Planning Permission includes trolley shelters to the rear of the store and in the car park, Morrisons are concerned that customers will leave their trolleys outside the entrance if there is no trolley shelter close by. This could pose a risk to public safety, which Morrisons are seeking to avoid.

### **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 trolley shelter is not considered to materially alter the Planning Permission.



The proposal has been subject to pre-application consultation with Council Officers, with feedback received via email on 11 December 2020 and 13 January 2021. The proposal hereby submitted reflects this correspondence, specifically the need to minimise the trolley shelter's visual presence on Chalk Farm Road; maintain a minimum clearance between the shelter and Tottenham Rise of 2.4m; and allow access to the existing manholes in the pavement.

### **3. Summary and Conclusion**

I trust that the information provided will enable this NMA to be validated and I look forward to confirmation at your earliest convenience. If for any reason this is not the case, please do not hesitate to contact me on 020 7471 4444 or at [alex.lewers@stgeorgeplc.com](mailto:alex.lewers@stgeorgeplc.com).

Yours sincerely,



Alexander Lewers  
**Land Buyer**  
**St George West London Ltd**



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