

Application ref: 2021/0388/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 2 February 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Lewers
St George House
16 The Boulevard
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: Amendments involving insertion of trolley bay at front entrance of the temporary supermarket of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2020/3116/P dated 07/12/2020) for redevelopment of the petrol filling station site and main supermarket site.

Drawing Nos: Superseded: 1095_03_07_010_P08; 1095_03_07_100_P08 and 1095_03_07_101_P05.

Proposed: 1095_03_07_010_P10; 1095_03_07_100_P12; 1095_03_07_101_P09 and small trolley shelter.

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, condition no.4 planning permission 2020/3116/P dated 07/12/2020 shall be replaced with the following condition:

REPLACEMENT CONDITION 4

Approved Drawings and documents (II/IV):

Block E1.

Prefix (13508-A-E1-): L00-00-100 (Rev A); L01_04-00-101; L05_10-00-102; Roof Plan-00-103; E-N-04-144 (Rev A); E-S-04-145 (Rev A).

Sections: Prefix (13508-A-LXX-05-): 155 (Rev A); 156 (Rev A).

Block E2. All with Prefix (1095_06_07_):

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2);

Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2);

Bay studies and types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 403 (REV P2); 500 (REV P2); 501 (REV P2); 502 (REV P2).

Block F:

Plans: 1095_07_07_100 (REV P3); 1095_07_07_101 (REV P4); 1095_07_07_102 (REV P4); 1095_07_07_103 (REV P4); 1095_07_07_104 (REV P4);

1095_07_07_105 (REV P4); 1095_07_07_106 (REV P3); 1095_07_07_107 (REV P3); 1095_07_07_108 (REV P3); 1095_07_07_109 (REV P1); 1095_07_07_110 (REV P1); 1095_07_07_111 (REV P3)

Elevations and sections: 1095_07_07_200 (REV P3); 1095_07_07_201 (REV P3); 1095_07_07_202 (REV P3); 1095_07_07_203 (REV P3); 1095_07_07_300 (REV P3); 1095_07_07_301 (REV P2); 1095_07_07_302 (REV P3); 1095_07_07_303 (REV P3)

Bay Studies and unit types: 1095_07_07_400 (REV P2); 1095_07_07_401 (REV P3); 1095_07_07_402 (REV P2); 1095_07_07_403 (REV P2); 1095_07_07_404 (REV P3); 1095_07_07_405 (REV P2); 1095_07_07_406 (REV P3); 1095_07_07_407 (REV P2); 1095_07_07_500 (REV P2); 1095_07_07_501 (REV P2); 1095_07_07_502 (REV P1)

Petrol Filling Station site. All with Prefix (1605_PL_)

Existing drawings: 001; 002; 003; 004; 020; 021; 031; 032; 033; 034;

Demolition drawings: 50; 51;

Proposed plans: 010 (REV A); 011 (REV A); 012 (REV A); 099 (REV A); 100 (REV A); 101- (REV A); 102 (REV A); 103 (REV A); 104 (REV A); 105 (REV A); 106 (REV A);

Proposed sections: Prefix 200 (REV A); 201 (REV A); 202 (REV A); 203 (REV A); 204 (REV A); 205 (REV A);

Proposed elevations: 300 (REV A); 301 (REV A); 302 (REV A); 302-1 (REV A); 303 (REV A); 304 (REV A); 400; 401; 402; 1605-PFS Unitised Accommodation schedule Rev E 04.10.17.

Petrol Filling Station Site Phase 1a (Temporary Foodstore) - All with Prefix (1095_03_07_)

002_P01; 010_P10; 030_P02; 040_P04; 100_P12; 101_P09; 200_P04; 300_P03; 600_P07 and small trolley shelter.

Phase 1a Documents

Planning Statement January 2020 (CBRE); Design Statement January 2020 (Allies and Morrison); Addendum to Transport Assessment January 2020 (Ardent); Sustainable Design and Construction Statement Addendum January 2020 (Hodgkinson); HATO Façade Proposal (January 2020); EIA Letter of Conformity

January 2020 (Ramboll); Green roofs and solar PV- feasibility by Hodgkinson dated 21/2/20; Site Narrative and Temporary Façade by HATO; Phase 1A NMA Transport Technical Note.

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would include insertion of trolley bay enclosure beside the front entrance (East elevation) of the temporary supermarket on the road leading up to the main site. This is to encourage users of the store not to leave their used trolley on the footpath on their way out as the other trolley bays are located in the rear carpark. It will measure 1.5m wide, 2m deep with a height of 2.42m. It is set 0.6m away from the edge of the building to allow access to an existing manhole adjacent to the store.

Highways officers raise no objection to this amendment as a 2.4m gap between the trolley bay and the edge of the footway is maintained for pedestrian comfort which is acceptable. In addition the store and trolley bay are only temporary and will be demolished when the new store opens on the main site. Footfall along this side of the road is considered to be very low during construction of the main site. The siting, detailed design and scale is acceptable.

The proposed amendments are considered acceptable in this instance and would overall result in minor changes to the approved scheme. It is considered that these changes would preserve the character and appearance of the host property, streetscene and conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the nature, scale and siting of the alteration, the proposal is compliant with policy A1 and is not considered to cause harm to the amenity of neighbouring properties in terms of loss of light, privacy or overlooking.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 07/12/2020 under reference number 2020/3116/P. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact.

- 2 You are advised that this decision relates only to the insertion of trolley bay at front entrance (east elevation) of the temporary supermarket and shall only be read in the context of the substantive permission granted on 07/12/2020 under reference number 2020/3116/P and is bound by all the conditions and obligations 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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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