

Kristina Smith
Regeneration and Planning
London Borough of Camden
Camden Town Hall
London
WC1H 8ND

11th June 2020

Planning Portal Ref: PP-09924542

Dear Kristina,

**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)**

Further to our recent pre-app discussions, please find enclosed an application for non-material amendment (“NMA”) 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 the approval triggers for several planning conditions relating to the main site of Camden Goods Yard.

The following documents are submitted in support of this application:

- Completed application form;
- Site Location Plan;
- Schedule of requested planning condition trigger changes with justifications;

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

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.

A Section 106 Agreement was signed by London Borough of Camden (LBC) and Safeway Stores Limited dated 15 June 2018. The Section 106 Agreement secures a range of obligations, a number of which must be discharged by the Owner.

Subsequently, a S96a non-material amendment was approved by LBC on 4 July 2019 (2019/2962/P) that altered the wording of Condition 29 (protection of trees).

On 5 May 2020 a Section 73 application (ref: 2020/0034/P) was granted approval for variation of Condition 4 (approved drawings) for redevelopment of the petrol filling station site and main supermarket site; namely for a single storey temporary food store on the Petrol Filling Station site with associated parking, servicing, access and landscaping.

A S96a non-material amendment was approved by LBC on 9 July 2020 (2020/2786/P) which altered 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).

On 3 December 2020, a Section 73 application (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.

1. Proposed Non-Material Amendment

Non-material amendments to Planning Permission ref: 2020/3116/P are proposed in respect of the main site of the Camden Goods Yard project. These relate to varying to the timing of the planning condition approval triggers.

The requested changes are as a result of a detailed review of the design programme for each of the design packages which make up the buildings within the CGY main site. As a result of this review we have identified a number of conditions which require discharging before design information is available which create issues with the delivery of the project.

The requested changes proposed ensure that the rationale for the conditions is met whilst not impacting on the delivery of the scheme. Some of the requested changes are clarifications which align with the intent of the condition triggers as drafted but are to provide certainty for St George's design team.

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 main site planning conditions and wider Camden Goods Yard development, the proposed amendments are not considered to materially alter the Planning Permission. The schedule of requested changes to the planning condition triggers sets out the justification for the requested changes.

3. Summary and Conclusion

I trust that the information provided will enable this NMA to be validated and would be grateful for confirmation in due course. If you have any queries or require further detail to determine this application please do not hesitate to contact me at richard.syddall@stgeorgeplc.com or on 07811 024555.

Yours sincerely.



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