

Application ref: 2021/3337/P
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Date: 24 August 2021

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Mr Jack Landor
Camden Goods Yard, Chalk Farm Road
London
NW1 8EH
United Kingdom

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 to basement below Blocks A and F and internal changes to supermarket in Block B as a non-material amendment to planning application ref. 2020/3116/P dated 03/11/2020 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site)

Drawing Nos: Superseded: 1095_00_07_098 (Rev P2); 1095_00_07_099 (Rev P4); 1095_02_07_099 (Rev P4); 1095_02_07_100 (Rev P3); 13508-A-A1_2-LB1-00-099 P01; 13508-A-A1_2-LB2-00-098 P01; 1095_02_07_202 (P3)

Revised: CGY0B-PTA-ZZZ-B2-DR-AR-90001 (rev P2); CGY0B-PTA-ZZZ-B1-DR-AR-90002 (rev P2); CGY0B-PTA-ZZZ-B1-DR-AR-90202 (rev P2); CGY0B-PTA-ZZZ-00-DR-AR-90203 (rev P2); CGY0B-PTA-ZZZ-B1-DR-AR-90102 (rev P2); CGY0B-PTA-ZZZ-B2-DR-AR-90101 (rev P2); CGYB0-PTA-ZZZ-ZZ-DR-AR-05502 (Rev P2)

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.3 of planning permission ref. 2020/3116/P (Dated 07/12/2020) shall be replaced with the following condition:

REPLACEMENT CONDITION 3

Approved Drawings and documents (I/IV)

The development hereby permitted shall be carried out in accordance with the following approved plans:

Background Papers, Supporting Documents and Drawing Numbers:

Block A:

Plans: All with prefix (13508-A-A1_): CGY0B-PTA-ZZZ-B2-DR-AR-90101 (rev P2); CGY0B-PTA-ZZZ-B1-DR-AR-90102 (rev P2); 2-L00-00-100 P01 (Rev A); 2-L00-00-101 P01; 2-L01_-00-102 P01; 2-L02_10-00-103 P01; 2-L11-00-104 P01; 2-L12_14-00-105 P01; 2-Roof Plan-00-106 P01

Elevations: Prefix (13508-A-A1_): 2-E-NE-04-140 P01 (Rev A); 2-E-NW-04-141 P01 (Rev A); 2-E-SE-04-142 P01 (Rev A); 2-E-SW-04-143 P01 (Rev A);

Sections: All with prefix (13508-A-LXX) 05-151 (Rev A) P01; 05-152 (Rev A) P01; 05-153 (Rev A) P01; 05-154 P01 (Rev A); 05-155 P01 (Rev A); 05-156 P01 (Rev A)

Bay studies: All with prefix (CGYA0-PCY-) ZZZ-ZZ-DR-AR-00160 P01; ZZZ-ZZ-DR-AR-00161 P01; ZZZ-ZZ-DR-AR-00162 P01; ZZZ-ZZ-DR-AR-00163 P01; ZZZ-ZZ-DR-AR-00164 P01; RES-ZZ-DR-AR-03200 P01; RES-ZZ-DR-AR-03201 P01

Block B:

Plans: CGY0B-PTA-ZZZ-B1-DR-AR-90202 (rev P2); CGY0B-PTA-ZZZ-00-DR-AR-90203 (rev P2); 1095_02_07_100M (REV P3); 1095_02_07_101 (REV P2); 1095_02_07_102 (REV P2); 1095_02_07_103 (REV P2); 1095_02_07_104 (REV P2); 1095_02_07_105 (REV P2); 1095_02_07_106 (REV P2); 1095_02_07_107 (REV P1); 1095_02_07_108 (REV P3); 1095_02_07_109 (REV P3)

Elevations: 1095_02_07_200 (REV P2); 1095_02_07_201 (REV P3); 1095_02_07_202 (REV P3); 1095_02_07_203 (REV P3)

Sections: 1095_02_07_204 (REV P3); 1095_02_07_205 (REV P2); 1095_02_07_206 (REV P2); 1095_02_07_207 (REV P2)

Bay Studies: 1095_02_07_400 (REV P2); 1095_02_07_401 (REV P2); 1095_02_07_402 (REV P3); 1095_02_07_403 (REV P2); 1095_02_07_404 (REV P2); 1095_02_07_405 (REV P4)

Unit types: 1095_02_07_500 (REV P2); 1095_02_07_501 (REV P2); 1095_02_07_502 (REV P2)

Block C:

Plans: 1095_03_07_100 (REV P3); 1095_03_07_101 (REV P3); 1095_03_07_102 (REV P3); 1095_03_07_103 (REV P3); 1095_03_07_104 (REV P3); 1095_03_07_105 (REV P3); 1095_03_07_106 (REV P3); 1095_03_07_107 (REV P3); 1095_03_07_108 (REV P3); 1095_03_07_109 (REV P3); 1095_03_07_110 (REV P1); 1095_03_07_111 (REV P3)

Elevations and sections: 1095_03_07_201 (REV P3); 1095_03_07_202 (REV P3); 1095_03_07_203 (REV P3); 1095_03_07_204 (REV P3); 1095_03_07_300 (REV P3); 1095_03_07_301 (REV P3); 1095_03_07_302 (REV P3)

Bay studies and unit types: 1095_03_07_400 (REV P3); 1095_03_07_401 (REV P3); 1095_03_07_402 (REV P3); 1095_03_07_500 (REV P2)

Block D: All with Prefix (1095_04_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 unit types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 500 (REV P2); 501 (REV P2).

For the purposes of this decision, condition no.5 of planning permission ref. 2020/3116/P (Dated 07/12/2020) shall be replaced with the following condition:

REPLACEMENT CONDITION 5

Approved Drawings and documents (III/IV):

Masterplan drawings:

Site location plan: 1095_00_07_001 (REV P2);

Main site & PFS Site 1095_00_07_022 (Rev P1);

Demolition : 1095_00_07_002 (REV P1); 1095_00_07_003 (REV P1);

Plans: CGY0B-PTA-ZZZ-B2-DR-AR-90001 (rev P2); CGY0B-PTA-ZZZ-B1-DR-

AR-90002 (rev P2); 1095_00_07_001 (REV P2); 1095_00_07_002 (REV P1);

1095_00_07_003 (REV P1); 1095_00_07_100 (REV P4); 1095_00_07_101 (REV

P5); 1095_00_07_102 (REV P5); 1095_00_07_103 (REV P5); 1095_00_07_104

(REV P5); 1095_00_07_105 (REV P5); 1095_00_07_106 (REV P4);

1095_00_07_107 (REV P4); 1095_00_07_108 (REV P4); 1095_00_07_109 (REV

P3); 1095_00_07_110 (REV P4); 1095_00_07_111 (REV P4); 1095_00_07_112

(REV P4); 1095_00_07_113 (REV P4); 1095_00_07_114 (REV P1);

1095_00_07_115 (REV P4); 1095_00_07_120 (REV P2); 1095_00_07_121 (REV

P2); 1095_00_07_122 (REV P2); 1095_00_07_123 (REV P2)

Site Elevations: 1095_00_07_200 (REV P2)

Site Sections: 1095_00_07_300 (REV P2); 1095_00_07_301 (REV P2);

1095_00_07_302 (REV P2); 1095_00_07_303 (REV P2)

Landscape and trees

1573-101D; 1573-102B; 1573-103C; 1573-104B; 1573-105D; 1573-200; 1573-201; 1573-202; 1573-203; 1573-005L

Accommodation schedule: 1095_03 - Camden Goods Yard, Phase 2a Rev 03 - Residential Mix (without grant funding) (dated 30 October 2020) by Allies and Morrisons.

Planning Statement (prepared by Turley; dated July 2017); Design and Access Statement (prepared by Allies and Morrison; dated 30 June 2017) with Landscape chapter 6 addendum Oct 2017; Environmental Statement Volume 1 Main Report (dated 30 June 2017) with supporting Volume 2a (Townscape and Visual Impact Assessment) Volume 2b (Built Heritage) Volume 3a (Technical Appendixes); Volume 3b (Transport Assessment (prepared by Ardent; dated July 2017); Addendum to Transport Assessment (prepared by Ardent; dated October 2017); Note on Summary of changes to bus delays; ES supporting technical appendices: 1.1 IEMA Quality Mark checklist; 2.1 Scoping Report; 2.2 Scoping Opinion; 2.3 Flood Risk assess and Surface Water Drainage Strategy (AECOM, rev. 6, October 2017)

9.1 Acoustic Terminology; 9.2 Baseline Noise and Vibration; 9.3: Traffic Flow Data; 9.4: Amenity Space Calculations; 9.5 Glazing calculations; 9.6: Glazing Mitigation; 10.1 Additional appendix Daylighting Scenarios Neighbouring window maps; 10.1 Daylighting Scenarios; 10.2 Daylight Sunlight Assessment; 10.3 Overshadowing Assessment; 10.4 Solar Glare Assessment (rev A by GIA 25th September 2017); 10.5 Light Pollution Assessment; 10.6 Internal daylight sunlight assessment; 10.6 Overshadowing assessment; 11.1 Pedestrian Level Wind Microclimate Assessment; Affordable Housing Statement (prepared by Turley; dated June 2017); Air Quality Assessment (prepared by Ardent; dated June 2017); Arboricultural Impact Assessment (prepared by Middlemarch Environmental (dated December 2016, revised June 2017); Pre-Development Arboricultural Survey (prepared by Middlemarch Environmental; dated June 2017); Archaeological Desk Based Assessment (prepared by CgMs Heritage; dated June 2017); Basement Impact Assessment Report, AECOM (ref. 60493836/GEO/DOC/BIA/001), rev. 05, November 2017 with supporting document and Site groundwater characteristics, (2 page, by AECOM, October 2017); Design Note - Block A and F Basement realignment (prepared by Walsh dated 16/06/2021); Cover letter prepared by St George (dated 08/07/2021)

Informative(s):

1 Reason for granting approval-

Amendments at basement level involve the realignment of three of the basement walls to suit the column positions which is understood to result in a simplified structure that is safer and more sustainable to construct. The second level of basement (B2) underneath Block A which contained a plant room for the swimming pool is to be removed. The plant would be relocated to underneath the Morrisons car park ramp. Also at basement level, the north wall of Block F would be realigned to straighten the wall and utilise the piled retaining wall instead, avoiding the need for several piles. A Technical Note has been provided to support the amendments to basement level which has been reviewed by Campbell Reith. They have confirmed that the proposed changes would not influence the outcome of the BIA and there is no need for further auditing.

Various internal alterations have been made to the Morrisons supermarket store to improve the layout of the store. These include the realignment of the south west wall, relocation of internal store, amendments to structural column positions and the slight raising of the finished floor level. To the Morrisons car park, the escape stair has been repositioned

The proposal also seeks to revert the affordable workspace and Morrisons substation to their original locations under the 2018 planning consent. The proposed change would improve the prominence of the affordable workspace and bring the substation closer to the Morrisons service yard. The elevations of the substation have been amended to have a greater proportion of masonry over louvres in order to be compliant with UKPN requirements for solid wall construction. The change is considered negligible and would not have an impact on the design quality of the building

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 03/11/2020 under planning permission ref. 2020/3116/P (as a variation to permission 2017/3847/P dated 15/06/2018). In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 03/11/2020 under planning permission ref. 2020/3116/P (as a variation to permission 2017/3847/P dated 15/06/2018) 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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

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