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FAO: David Fowler

5 November 2021

Our ref: LJW/NFD/AKG/AJA/J10003

Your ref: 2020/0362/P / PP-10368638

Dear Sir

**Hawley Wharf Masterplan Site
Application for Non-Material Amendments**

On behalf of our client, Stanley Sidings Limited, we enclose an application for non-material amendments to planning permission (ref. 2020/0362/P, dated 28 October 2020) at Hawley Wharf masterplan site, namely, to amend the description of condition 12 in respect of the permitted location of the Produce Market stall and associated equipment store within Area C.

Background

Planning permission (ref. 2012/4628/P) was originally granted for the mixed-use redevelopment of the site on 23 January 2013. There have been various minor-material and non-material amendments to the scheme since this time.

The operative planning permission (ref. 2020/0362/P) was granted on 28 October 2020 for the following:

“Variation of various conditions of planning permission dated 23/01/2013 ref: 2012/4628/P amended by planning permission dated 03/12/2018 ref. 2018/1715/P (Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road), to reflect various physical and land use amendments to the permitted scheme, to relocate cinema (Class D2) to the northern arches, provision of new family entertainment (sui generis) use in the basement of Building C, including new mezzanine floor, relocation of light industrial (Class B1c) to the basement of Building A1, loss of existing market retail (Class A1), reconfiguration of Buildings A1 and A2 roof terrace seating, variation of condition 10 (cinema plan) and conversion of four market residential units to intermediate residential units and associated works.”

A series of condition discharge applications and other standalone small-scale applications related to the Hawley Wharf masterplan Site have also been approved.

The Produce Market Plan, in respect of Schedule 1 Part 10(1) of the s106 agreement, dated 23 January 2013 (as varied) was re-discharged by Camden on 21 April 2021.

Proposals

Since the approval of the masterplan scheme, the applicant has been working closely with a management company for the Produce Market to develop the concept and operational details. The Produce Market will be of a high quality and will host substantial market stalls, bringing vibrancy and activity to the heart of the development to the benefit of the local community.

As a result of the detailed discussions with the Produce Market operator, it has become apparent that the approved storage location for the market stalls and associated equipment would not meet the requirements of the Produce Market in terms of size and access. The Applicant is therefore seeking to alter the approved location of the storage of the Produce Market stalls and associated equipment. The Applicant wishes to have the flexibility to store the market stalls in Area C rather than a specific area within the basement. The Area C basement would still be used for back of house storage for the development.

Therefore, the applicant is seeking to vary condition 12 of the planning permission (ref: 2020/0362/P) to reflect this. It is not considered that the proposed storage location of the market stalls and associated equipment would have any material effect on the planning permission, we believe that this change could be dealt with via a non-material amendment to planning permission ref: 2020/0362/P. Condition 12 controls the storage location of the market stalls and associated equipment and states:

“The market stalls and associated equipment shall be permanently removed and stored in the Area C upper basement on the days when the Produce Market use is not in operation.”

Therefore, this application seeks to amend condition 12 in the following way:

“The market stalls and associated equipment shall be permanently removed and stored in the Area C ~~upper basement~~ on the days when the Produce Market use is not in operation.”

The changes proposed to the wording of the condition do not materially alter the development for which planning permission has been approved and are considered acceptable.

Application Documentation

As part of the submission of the application on the Planning Portal, we enclose the following documents:

- A copy of this cover letter; and
- Application form and notices.

The requisite planning application fee of **£234** has been paid concurrent to the submission of this application.

We trust that you have everything required to progress with the determination of this non-material amendment application.

In the meantime, should you have any questions, please do not hesitate to contact Anna Gargan or Andrew Jackson of this office.

Yours faithfully

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