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FAO: David Fowler

13 January 2022

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

Your ref: 2020/0362/P // PP-10521441

Dear Sir

**Hawley Wharf Masterplan Site
Non-Material Amendments to Planning Permission ref: 2020/0362/P**

We have been instructed on behalf of our client, Stanley Sidings Limited, to apply for non-material amendments to the planning permission for the Hawley Wharf masterplan site (ref: 2020/0362/P, dated 28 October 2020).

This application seeks to extend the approved hours of operation of the Building A1 and Building A2 restaurant unit and the associated rooftop amenity terrace.

Background

Planning permission (ref. 2012/4628/P) was originally granted for the mixed-use redevelopment of the site on 23 January 2013.

Since this time, there have been several minor material (Section 73) and non-material (Section 96a) amendments to the scheme, with the most recent planning permission (Section 73) for the site being ref. 2020/0362/P.

Planning permission ref: 2020/0362/P granted the following development:

“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.”

The buildings on site are now fully constructed but large parts of the site remain vacant. This application seeks changes to the masterplan to encourage occupancy of the development.

Pre-Application Discussions

The proposals have been discussed informally with the planning officer at Camden on 14 October 2021 at the Site who indicated that the proposal could be dealt with via a non-material amendment application and that the principle of the extending the hours of use could be supported.

The proposed amendments were discussed with the Community Liaison Group at a meeting on 16 December 2021, where residents raised no objections to the proposals.

Proposed Development

The Applicant is in advanced discussions with a prospective operator of the Building A1 and Building A2 rooftop unit, who requires an extension to the hours of operation of the restaurant and terrace for the unit to become commercially viable. The prospective tenant is Richard Corrigan who is an award-winning chef and an exciting tenant to bring to Camden.

Accordingly, this application seeks to amend conditions 11 and 13 of the masterplan planning permission the approved opening hours for the rooftop restaurant and the terrace as follows:

Condition 11

“Restaurants on roof top of Area A: 08:00 - 00:00 ~~Monday to Sunday~~Sunday to Thursday and on Public/Bank Holidays and 08:00 – 00:30 Fridays and Saturdays [this includes no customers on the premises outside this time].”

Condition 13

“The outdoor terrace area surrounding the rooftop restaurant uses shall be closed to restaurant customers between ~~2122~~:00 and 08:00 hours, 7 days a week, and bank and public holidays.”

A Noise Impact Assessment Addendum, prepared by Big Sky Acoustics has been submitted in support of this application, the submitted noise report is an addendum to the originally approved noise report (ref: dated 19050864, 7 May 2019). The Noise Impact Assessment Addendum concludes that given the location, style of operation, proposed controls the noise from persons using the largest roof terrace will be below the average background noise level. The noise assessment has been based on a worst-case scenario given the noise was measured against an unoccupied development.

Overall, extending the opening hours as proposed is considered acceptable as it will encourage the occupation of the unit and will activate this part of the masterplan which, at this time, remains unoccupied and inactive. Animating the terrace will also draw people up to this level to access the publicly areas of the terrace and the views across Camden and London. The proposals have been discussed with the local community who have not raised concerns.

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;
- Application form and notices; and
- Noise Impact Assessment Addendum, prepared by Big Sky Acoustics.

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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