

Application ref: 2022/0673/P
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St George West London Limited
St George House
16 The Boulevard
Imperial Wharf
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: Amendment to planning permission ref. 2017/3847/P dated 15/06/2018 (as later amended by 2020/3116/P dated 07/12/2020 and 2020/0034/P dated 5/5/2020) for redevelopment of the petrol filling station site and main supermarket site, namely to omit the reprovision of the petrol filling station from the development description

Drawing Nos: Site Location Plan, Cover Letter from St George (dated 10th February 2022).

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, the description of development for planning permission ref. 2017/3847/P dated 15/06/2018 (as later amended by 2020/3116/P dated 07/12/2020 and 2020/0034/P dated 5/5/2020) shall be replaced with the following description:

Redevelopment of petrol filling station site to include the erection of a new building to accommodate flexible retail/food & drink floorspace (Class A1, A3 uses), Class B1 floorspace and a winter garden; with cycle parking, public space, public toilets and other associated works and highways works; all following demolition of existing

petrol filling station. Use for a foodstore (Class A1 use) with associated car parking for a temporary period.

Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) for new homes (Class C3 market and affordable) together with non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval:

The amendments to the approved scheme include alterations to wording of the development description. No physical alterations are proposed. The new description will omit reference to the reprovision of a petrol filling station on the original petrol filling station part of the site fronting Chalk Farm Road. The mix of uses including the petrol filling station use (Sui Generis) are still secured via the approved plans condition which is acceptable in this instance.

Removal of this information from the description would have no material impact on the planning permission, as the description still identifies the other uses and the temporary retail store. The delivery of key public benefits attached to the permission are secured in detail through the s106 legal agreement, which would remain untouched.

The changes to the wording would leave the operative parts of the planning permission unaltered. They would have no material impact on the planning permission, the character and appearance of the host property and conservation area or the amenity of neighbouring occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2017/3847/P dated 15/06/2018 (as later amended by 2020/3116/P dated 07/12/2020 and 2020/0034/P dated 5/5/2020). In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 2 You are advised that this decision relates only to the wording of the development description and shall only be read in the context of the substantive permission ref. 2017/3847/P dated 15/06/2018 (as later amended by 2020/3116/P dated 07/12/2020 and 2020/0034/P dated 5/5/2020) 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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