

Application ref: 2021/5447/P
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Site at Hawley Wharf
Land bounded by Chalk Farm Road
Castlehaven Road
Hawley Road
Kentish Town Road
London
NW1 8AH

Proposal: Amendments (changes to produce market stall storage location) to planning permission granted on 23/01/2013 under reference 2012/4628/P (as amended by 2020/0362/P dated 28/10/2020) for: 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.

Drawing Nos: Hawley Wharf Produce Market Plan.

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.12 of planning permission 2020/0362/P shall be replaced with the following condition:

REPLACEMENT CONDITION 12

The market stalls and associated equipment shall be permanently removed and stored in the Area C storage area shown on the drawing titled 'Hawley Wharf Produce Market Plan' on the days when the Produce Market use is not in operation.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies D1, A1, A4, and TC2 of the London Borough of Camden Local Plan 2018.

Informative(s):

1 Reason for granting approval

The proposed amendment involves changes to the approved storage location for the produce market stalls and equipment. The approved location within the Area C basement has been found to not meet the requirements of the produce market in terms of size and accessibility. The applicant is therefore seeking to change the storage location to an area within Area C at ground floor level. The basement area would continue to be used for back of house storage for the wider development.

The ground floor unit was previously approved to be used as employment floorspace as part of the wider masterplan. This use would not be re-provided elsewhere; however, given the small area in question (103sqm out of a total employment floorspace of 7,946sqm, or 1.3%), this loss would be minimal and would not materially compromise the approved employment function at the site.

The proposed amendment is considered to be non-material as it does not change the nature or description of development; does not change the application site area, increase the height of the building or change the number of units; does not result in changes to external details that would materially alter the appearance of the building, materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area; does not materially change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and does not materially impact on any neighbours or other statutory and non-statutory bodies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 28/10/2020 under ref: 2020/0362/P).

- 2 You are advised that this decision relates only to the changes highlighted on the plan and set out in the description and shall only be read in the context of the substantive permission granted on 28/10/2020 under reference number 2020/0362/P 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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