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Email: daniel.rosson@quod.com
Date: 24th August 2022



Sofie Fieldsend
London Borough of Camden
2nd Floor
5 Pancras Square
Kings Cross
London
N1C 4AG

For the attention of Sofie Fieldsend
By Email

Dear Sofie,

APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

CAMDEN GOODS YARD: PFS SITE – JUNIPER BUILDING, CHALK FARM ROAD, LONDON NW1 8EH

We are instructed by St George West London Limited, to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended) ('TCPA') to vary conditions 4, 5, 6 and 36 of the extant planning permission (reference: 2020/3116/P) for the Camden Goods Yard development.

This s73 application relates to the former Petrol Filling Station (PFS) site which forms part of the wider Camden Goods Yard development, located on Chalk Farm Road. The proposed description of development is as follows:

Variation of Conditions 4, 5, 6 (approved drawings) and 36 (PFS retail) of planning permission 2020/3116/P dated 03/12/2020 as amended by s96a application 2022/0673/P dated 23 February 2022 for the 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;

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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.

The Site

. The application site comprises of two main parcels of land:

- 1) Main Site – previously accommodating the Morrisons foodstore, associated car parking, the access road and bus stops and stands. The site has since been cleared and construction of the Camden Goods Yard proposals has commenced.
- 2) Petrol Filling Station (PFS) site – previously accommodating a petrol filling station and kiosk. However, currently in use as a temporary supermarket.

The amendments proposed by this s73 planning application relate to the PFS site only.

A full description of the Site and its surroundings can be found in the extant planning consent and the Planning Statement submitted in support of this planning application.

Planning History

Planning permission was originally granted by the London Borough of Camden (LBC) for the Camden Goods Yard site (the former Morrisons superstore and petrol filling station site) on 15th June 2018 (application reference: 2017/3847/P) for:

“Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sqm GEA floorspace to accommodate a petrol filling station (Sui Generis use), flexible retail/food and 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 highway works; all following demolition of existing petrol filling station. Use of part ground/first floors as a foodstore (Class A1 use) with associated car parking for a temporary period of up to thirty months.

Redevelopment of the main supermarket to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) of up to 14 storeys accommodating up to 573 homes (389 market and 184 affordable in up to 60,568 sqm GEA of residential floorspace) together with up to 28,345 sqm GEA 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, café 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.”

Following grant of planning permission in 2018, the consent has been subject to a number of amendments via non-material amendment applications (s96a) and two minor material amendment applications (s73).

The first minor material amendment application (reference: 2020/0034/P) was granted on 5th May 2020 and related to the PFS site specifically. The amendments allowed for the insertion of a new development phase (Phase 1a) to allow for a single storey temporary food store to be constructed enabling the development of the main site (the former Morrisons store site) to come forward sooner.

The second minor material amendment application (reference:2020/3116/P) was approved by LBC on 3rd December 2020. This application related to the main site only and secured minor amendments to Blocks A, B, C and F delivering 71 additional homes, alterations to floorplans, a reduction in supermarket car parking from 300 to 250 spaces, in addition to a number of other minor amendments. No changes were secured to the PFS site.

In relation to the proposed amendments sought by this third s73 planning application, a non-material amendment application (reference: 2022/0673/P) was approved on 23rd February 2022 to update the approved description of development and remove reference to the re-provision of the petrol filling station use.

Proposed amendments

This application seeks to vary conditions 4, 5, 6 (approved drawings) and 36 (PFS retail) of the extant planning permission. A schedule of the existing and proposed drawings can be found at **Appendix 1** of this letter. The proposed amendments comprise:

- Removal of Petrol Filling Station.
- Reconfiguration of ground floor layout to accommodate:
 - Additional improved office and retail floorspace and back of house functions;
 - Enlarging the office lobby;
 - Introducing an office lobby-café;
 - Including a dedicated office cycle entrance;
 - Introducing an office mezzanine level; and



- Replacing the Petrol Filling Station with an electric vehicle (EV) charging station (comprising four public bays).
- Extending the building 6 metres resulting in the creation of additional office floorspace across all levels (2,207 sqm GIA) and an additional ground floor retail unit (50 sqm GIA).
- Introduction of a mezzanine level to the first floor.
- Ground floor windows added to the western elevation adjoining the consented Youth Space (also within PFS site) to the west.
- Building footprint to the east adjusted (shifted 390mm westwards to improve pavement widths by 0.4m).
- Internal reconfiguration of the Corner Building by converting the retail (F&B) floorspace on Level 2 (197 sqm GIA) to office floorspace retaining retail (F&B) at levels 1, 3 and 4 in the winter garden.
- Reconfiguration of Morrisons floorplan to widen the frontage by one bay and reduce depth of unit to facilitate improved trading and back of house operations.
- Rationalisation of plant space at ground floor enabling the omission of plant from 2nd floor.
- Reconfiguration of plant at roof level.

In summary, the proposed amendments seek to bring the planning permission up to date to enable the delivery of a high-quality office building in this important town centre location. It will result in the delivery of 2,207 sqm (GIA) additional high-quality office floorspace, creating approximately 180 additional jobs in office accommodation that meets current day needs. The proposed removal of the existing Petrol Filling Station and replacement with an Electric Vehicle Charging Station, will result in an enhanced relationship with Chalk Farm Road and will result in sustainability and transport improvements arising from the significant reduction in vehicle movements to this site and modal shift in transport.

Paragraph 018 (Reference ID: 17a-018-20140306) (Revision date: 06.03.2014) of the Planning Practice Guidance states that:

“There is no statutory definition of ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved”.

As outlined above and explained in further detail in the accompanying Planning Statement, none of the proposed amendments to the extant planning permission will result in a substantially different development from the one which has already been approved (reference: 2020/3116/P). A minor material amendment application is therefore considered to be the most appropriate mechanism for securing the proposed amendments.



Application documents

The following documents are submitted in support of this s73 planning application and in line with Camden's Local Area Requirements for Planning Applications (July 2020):

Document Name	Author
Application Documents	
Application Covering Letter	Quod
Application Forms and Ownership Certificates	
CIL Forms	
Design and Access Statement Addendum	Makower Architects
Drawings and Plans	Makower Architects
Heritage Addendum	Turley Heritage
Transport Addendum	Ardent
Fire Technical Note	Elementa
Statement of Community Involvement Addendum	BECG
Sustainable Design and Construction Statement Addendum	
Energy Statement	Waterman
BREEAM	Energist
Whole Lifecycle Carbon Statement	Ramboll
Circular Economy Statement	Energist
Environmental Implications Letter	
Socio-Economics	Ramboll
Transport	Ardent
Air Quality	EDLA
Noise and Vibration	Ardent
Daylight, sunlight, overshadowing, solar glare and light pollution inc. solar glare analysis	GIA
Townscape and Visual Impact	Tavernor
Wind Assessment	RWDI

A payment for the planning application fee of £234 has been made via the Planning Portal (reference: PP-11398526).



We look forward to receiving confirmation of the application being received and its validation in due course. If you have any queries, then please do not hesitate to contact me.

Yours sincerely,

Daniel Rosson
Planner



Appendix 1: Schedule of Drawings

Drawing Name	Consented Drawing Reference	Proposed Revised Drawing Reference	Proposed Revision
Existing Location Plan	1605-PL_001	CGY-MAK-XX-ZZ-DR-A-00-100	P1
Existing Site Plan	1605-PL_002	CGY-MAK-XX-00-DR-A-00-110	P1
Proposed Site Plan	1605-PL_010	CGY-MAK-XX-ZZ-DR-A-02-150	P1
Proposed Site Plan – First Floor Level	1605-PL_011	CGY-MAK-XX-ZZ-DR-A-02-151	P1
Proposed Site Plan – Roof Level	1605-PL_012	CGY-MAK-XX-ZZ-DR-A-02-152	P1
Proposed Ground Floor Plan	1605-PL_100	CGY-MAK-XX-00-DR-A-06-160	P1
Proposed Ground Floor Mezzanine Plan	New Plan	CGY-MAK-XX-00-DR-A-06-161	P1
Proposed First Floor Plan	1605-PL_101	CGY-MAK-XX-01-DR-A-06-162	P1
Proposed First Floor Mezzanine Plan	New Plan	CGY-MAK-XX-01-DR-A-06-163	P1
Proposed Second Floor Plan	1605-PL_102	CGY-MAK-XX-02-DR-A-06-164	P1
Proposed Third Floor Plan	1605-PL_103	CGY-MAK-XX-03-DR-A-06-165	P1
Proposed Fourth Floor Plan	1605-PL_104	CGY-MAK-XX-04-DR-A-06-166	P1
Proposed Fifth Floor Plan	1605-PL_105	CGY-MAK-XX-05-DR-A-06-167	P1
Proposed Roof Plan	1605-PL_106	CGY-MAK-XX-06-DR-A-06-168	P1
Proposed Section AA	1605-PL_200	CGY-MAK-XX-ZZ-DR-A-06-200	P1
Proposed Section BB	1605-PL_201	CGY-MAK-XX-ZZ-DR-A-06-201	P1
Proposed Section CC	1605-PL_202	CGY-MAK-XX-ZZ-DR-A-06-202	P1
Proposed Section DD	1605-PL_203	CGY-MAK-XX-ZZ-DR-A-06-203	P1
Proposed Site Section AA	1605-PL_204	CGY-MAK-XX-ZZ-DR-A-06-204	P1
Proposed Site Section BB	1605-PL_205	CGY-MAK-XX-ZZ-DR-A-06-205	P1
Proposed Site Elevation North	1605_PL_300	CGY-MAK-XX-ZZ-DR-A-06-300	P1
Proposed North Elevation	1605_PL_301	CGY-MAK-XX-ZZ-DR-A-06-301	P1
Proposed South Elevation	1605_PL_302	CGY-MAK-XX-ZZ-DR-A-06-302	P1
Proposed East Elevation	1605_PL_303	CGY-MAK-XX-ZZ-DR-A-06-303	P1



Drawing Name	Consented Drawing Reference	Proposed Revised Drawing Reference	Proposed Revision
Proposed West Elevation	1605_PL_304	CGY-MAK-XX-ZZ-DR-A-06-304	P1
Proposed Plan – Underground Tanks	1605-PL_099	To Be Removed	-
Masterplan Drawings Ground Floor Plan	1095_00_07_100 P3	CGY-MAK-XX-ZZ-DR-A-00-050	P1
Masterplan Drawings Sections CC & DD	1095_00_07_301 P1	CGY-MAK-XX-ZZ-DR-A-00-051	P1
Masterplan Drawings Sections EE & FF	1095_00_07_302 P1	CGY-MAK-XX-ZZ-DR-A-00-052	P1
PFS Façade Study North Elevation	1605_PL_400	CGY-MAK-XX-ZZ-DR-A-00-061	P1
PFS Façade Study East Elevation	1605_PL_401	CGY-MAK-XX-ZZ-DR-A-00-062	P1
PFS Corner Building Detail Façade Plan	1605_PL_402	CGY-MAK-XX-ZZ-DR-A-00-063	P1
Landscape Drawings			
Amenity Space Provision	-	In DAS	-
Hard & Soft Landscape Measurement Plan	-	In DAS	-
Urban Greening Factor	-	In DAS	-
Vehicle Circulation Plan	1573/017 E	-	F
Pedestrian Circulation Plan	-	In DAS	-
Juniper Building Landscape Proposal	-	1573/021	I
Landscape General Arrangement	1573/101 D	-	E
Landscape Hardworks Plan	1573/102 B	-	C
Landscape Softworks Plan	1573/103 C	-	D
Tree Planting Strategy	1573/104 B	-	C
Tree Retention & Removal Strategy	1573/105 D	-	E
Landscape Sections 4	1573/203 D00	1573/203	A