

Application ref: 2022/4273/P
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Mr Richard Syddall
Camden Goods Yard
Chalk Farm Road
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: Amendments to planning permission ref. 2020/3116/P dated 03/12/2020 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site), involving amendments to facades and fenestration of blocks A, B and C; relocation of substation from block C to block B and replacement of Block C substation with retail (Class E); alterations to roof plant enclosure and parapet of block A; installation of 2nd lift for Urban Farm, alterations to cycle parking and internal plant, alterations to roof and south terrace balustrade of block B.

Drawing Nos: Proposed plans-

1095_00_07_099 Rev. P6; 1095_00_07_100 Rev. P5; 1095_00_07_101 Rev. P6;
1095_00_07_102 Rev. P6; 1095_00_07_103 Rev. P6; 1095_00_07_104 Rev. P6;
1095_00_07_105 Rev. P6; 1095_00_07_106 Rev. P5; 1095_00_07_107 Rev. P5;
1095_00_07_108 Rev. P5; 1095_00_07_109 Rev. P5; 1095_00_07_110 Rev. P5;
1095_00_07_111 Rev. P5; 1095_00_07_112 Rev. P5; 1095_00_07_113 Rev. P5;
1095_00_07_114 Rev. P2; 1095_00_07_115 Rev. P5; 1095_00_07_120 Rev. P3;
1095_00_07_121 Rev. P3; 1095_00_07_122 Rev. P3; 1095_00_07_123 Rev. P3;
1095_00_07_200 Rev. P3; 1095_00_07_300 Rev. P3; 1095_00_07_301 Rev. P3;
1095_00_07_302 Rev. P3; 1095_00_07_303 Rev. P3;

13508-A-A1_2-L00-00-100 Rev. P02; 13508-A-A1_2-L00-00-101 Rev. P02; 13508-A-

A1_2-L01-00-102 Rev. P02; 13508-A-A1_2-L02-10-00-103 Rev. P02; 13508-A-A1_2-L11-00-104 Rev. P02; 13508-A-A1_2-L12-14-00-105 Rev. P02; 13508-A-A1_2-LR-00-106 Rev. P02; 13508-A-A1_2-E-NE-04-140 Rev. P02; 13508-A-A1_2-E-NW-04-141 Rev. P02; 13508-A-A1_2-E-SE-04-142 Rev. P02; 13508-A-A1_2-E-SW-04-143 Rev. P02; 13508-A-LXX-05-151 Rev. P02; 13508-A-LXX-05-152 Rev. P02; 13508-A-LXX-05-153 Rev. P02; 13508-A-LXX-05-154 Rev. P02; 13508-A-LXX-05-155 Rev. P02; 13508-A-LXX-05-156 Rev. P02; CGYA0-PCY-ZZZ-ZZ-DR-AR-00160 Rev. P02; CGYA0-PCY-ZZZ-ZZ-DR-AR-00161 Rev. P02; CGYA0-PCY-ZZZ-ZZ-DR-AR-00162 Rev. P02; CGYA0-PCY-ZZZ-ZZ-DR-AR-00163 Rev. P02; CGYA0-PCY-ZZZ-ZZ-DR-AR-00164 Rev. P02;

1095_02_07_099 Rev. P3; 1095_02_07_100 Rev. P3; 1095_02_07_100M Rev. P4; 1095_02_07_101 Rev. P3; 1095_02_07_102 Rev. P3; 1095_02_07_103 Rev. P3; 1095_02_07_104 Rev. P3; 1095_02_07_105 Rev. P3; 1095_02_07_106 Rev. P3; 1095_02_07_107 Rev. P2; 1095_02_07_108 Rev. P4; 1095_02_07_109 Rev. P4;

1095_02_07_200 Rev.P3; 1095_02_07_201 Rev.P4; 1095_02_07_202 Rev.P3; 1095_02_07_203 Rev.P4; 1095_02_07_204 Rev.P4; 1095_02_07_205 Rev.P3; 1095_02_07_206 Rev.P3; 1095_02_07_207 Rev.P3; 1095_02_07_400 Rev.P3; 1095_02_07_401 Rev.P3; 1095_02_07_402 Rev.P4; 1095_02_07_403 Rev.P3; 1095_02_07_404 Rev.P3; 1095_02_07_405 Rev.P5; 1095_03_07_100 Rev.P4 and 1095_03_07_202 Rev.P4.

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.3 of planning permission ref. 2020/3116/P (Dated 07/12/2020) shall be replaced with the following condition:

REPLACEMENT CONDITION 3

Approved Drawings and documents (I/IV)

The development hereby permitted shall be carried out in accordance with the following approved plans:

Background Papers, Supporting Documents and Drawing Numbers:

Block A:

Plans: All with prefix (13508-A-A1_): CGY0B-PTA-ZZZ-B2-DR-AR-90101 REV P02; CGY0B-PTA-ZZZ-B1-DR-AR-90102 REV P02; 2-L00-00-100 REV P02; 2-L00-00-101 REV P02; 2-L00-00-102 REV P02; 2-L02_10-00-103 REV P02; 2-L11-00-104 REV P02; 2-L12-14-00-105 REV P02; 2-R-00-106 REV P02.

Elevations: Prefix (13508-A-A1_): 2-E-NE-04-140 REV P02; 2-E-NW-04-141 REV P02; 2-E-SE-04-142 REV P02; 2-E-SW-04-143 REV P02.

Sections: All with prefix (13508-A-LXX) 05-151 REV P02; 05-152 REV P02; 05-153 REV P02; 05-154 REV P02; 05-155 REV P02; 05-156 REV P02.

Bay studies: All with prefix (CGYA0-PCY-) ZZZ-ZZ-DR-AR-00160 REV P02; ZZZ-

ZZ-DR-AR-00161 REV P02; ZZZ-ZZ-DR-AR-00162 REV P02; ZZZ-ZZ-DR-AR-00163 REV P02; ZZZ-ZZ-DR-AR-00164 REV P02; RES-ZZ-DR-AR-03200 REV P01; RES-ZZ-DR-AR-03201 REV P01.

Block B:

Plans: 1095_00_07_099 REV P3; 1095_00_07_100 REV P3; 1095_02_07_100M REV P4; 1095_02_07_101 REV P3; 1095_02_07_102 REV P3; 1095_02_07_103 REV P3; 1095_02_07_104 REV P3; 1095_02_07_105 REV P3; 1095_02_07_106 REV P3; 1095_02_07_107 REV P2; 1095_02_07_108 REV P4; 1095_02_07_109 REV P4.

Elevations: 1095_02_07_200 REV P3; 1095_02_07_201 REV P4; 1095_02_07_202 REV P3; 1095_02_07_203 REV P4.

Sections: 1095_02_07_204 REV P4; 1095_02_07_205 REV P3; 1095_02_07_206 REV P3; 1095_02_07_207 REV P3;

Bay Studies: 1095_02_07_400 REV P3; 1095_02_07_401 REV P3; 1095_02_07_402 REV P4; 1095_02_07_403 REV P3; 1095_02_07_404 REV P3; 1095_02_07_405 REV P5.

Unit types: 1095_02_07_500 REV P2; 1095_02_07_501 REV P2; 1095_02_07_502 REV P2

Block C:

Plans: 1095_03_07_100 REV P4; 1095_03_07_101 REV P3; 1095_03_07_102 REV P3; 1095_03_07_103 REV P3; 1095_03_07_104 REV P3; 1095_03_07_105 REV P3; 1095_03_07_106 REV P3; 1095_03_07_107 REV P3; 1095_03_07_108 REV P3; 1095_03_07_109 REV P3; 1095_03_07_110 REV P3; 1095_03_07_111 REV P3

Elevations and sections: 1095_03_07_201 REV P3; 1095_03_07_202 REV P4; 1095_03_07_203 REV P3; 1095_03_07_204 REV P3; 1095_03_07_300 REV P3; 1095_03_07_301 REV P3; 1095_03_07_302 REV P3.

Bay studies and unit types: 1095_03_07_400 REV P3; 1095_03_07_401 REV P3; 1095_03_07_402 REV P3; 1095_03_07_500 REV P3

Block D: All with Prefix (1095_04_07_)

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2).

Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2).

Bay studies and unit types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 500 (REV P2); 501 (REV P2).

For the purposes of this decision, condition no.5 of planning permission ref. 2020/3116/P (Dated 07/12/2020) shall be replaced with the following condition:

REPLACEMENT CONDITION 5

Approved Drawings and documents (III/IV):

Masterplan drawings:

Site location plan: 1095_00_07_001 REV P2

Main site & PFS Site 1095_00_07_022 REV P1;

Demolition plans: 1095_00_07_002 REV P1; 1095_00_07_003 REV P1;

Plans: CGY0B-PTA-ZZZ-B2-DR-AR-90001 Rev P2; 1095_00_07_099 Rev P6;
1095_00_07_001 REV P2; 1095_00_07_100 REV P5; 1095_00_07_101 REV P6;
1095_00_07_102 REV P6; 1095_00_07_103 REV P6; 1095_00_07_104 REV P6;
1095_00_07_105 REV P6; 1095_00_07_106 REV P5; 1095_00_07_107 REV P5;
1095_00_07_108 REV P5; 1095_00_07_109 REV P5; 1095_00_07_110 REV P5;
1095_00_07_111 REV P5; 1095_00_07_112 REV P5; 1095_00_07_113 REV P5;
1095_00_07_114 REV P2; 1095_00_07_115 REV P5; 1095_00_07_120 REV P3
1095_00_07_121 REV P3; 1095_00_07_122 REV P3; 1095_00_07_123 REV P3

Site Elevations: 1095_00_07_200 REV P3

Site Sections: 1095_00_07_300 REV P3; 1095_00_07_301 REV P3;
1095_00_07_302 REV P3; 1095_00_07_303 REV P3.

Landscape and trees

1573-101D; 1573-102B; 1573-103C; 1573-104B; 1573-105D; 1573-200; 1573-
201; 1573-202; 1573-203; 1573-005L

Accommodation schedule: 1095_03 - Camden Goods Yard, Phase 2a Rev 03 -
Residential Mix (without grant funding) (dated 30 October 2020) by Allies and
Morrison.

Planning Statement (prepared by Turley; dated July 2017); Design and Access
Statement (prepared by Allies and Morrison; dated 30 June 2017) with Landscape
chapter 6 addendum Oct 2017; Environmental Statement Volume 1 Main Report
(dated 30 June 2017) with supporting Volume 2a (Townscape and Visual Impact
Assessment) Volume 2b (Built Heritage) Volume 3a (Technical Appendixes);
Volume 3b (Transport Assessment (prepared by Ardent; dated July 2017);
Addendum to Transport Assessment (prepared by Ardent; dated October 2017);
Note on Summary of changes to bus delays; ES supporting technical appendices:
1.1 IEMA Quality Mark checklist; 2.1 Scoping Report; 2.2 Scoping Opinion; 2.3
Flood Risk assess and Surface Water Drainage Strategy (AECOM, rev. 6, October
2017) ; 9.1 Acoustic Terminology; 9.2 Baseline Noise and Vibration; 9.3: Traffic
Flow Data; 9.4: Amenity Space Calculations; 9.5 Glazing calculations; 9.6: Glazing
Mitigation; 10.1 Additional appendix Daylighting Scenarios Neighbouring window
maps; 10.1 Daylighting Scenarios; 10.2 Daylight Sunlight Assessment; 10.3
Overshadowing Assessment; 10.4 Solar Glare Assessment (rev A by GIA 25th
September 2017); 10.5 Light Pollution Assessment; 10.6 Internal daylight sunlight
assessment; 10.6 Overshadowing assessment; 11.1 Pedestrian Level Wind
Microclimate Assessment; Affordable Housing Statement (prepared by Turley;
dated June 2017); Air Quality Assessment (prepared by Ardent; dated June 2017);
Arboricultural Impact Assessment (prepared by Middlemarch Environmental (dated
December 2016, revised June 2017); Pre-Development Arboricultural Survey

(prepared by Middlemarch Environmental; dated June 2017); Archaeological Desk Based Assessment (prepared by CgMs Heritage; dated June 2017); Basement Impact Assessment Report, AECOM (ref. 60493836/GEO/DOC/BIA/001), rev. 05, November 2017 with supporting document and Site groundwater characteristics, (2 page, by AECOM, October 2017); Design Note - Block A and F Basement realignment (prepared by Walsh dated 16/06/2021); Cover letter prepared by St George (dated 08/07/2021)

Informative(s):

1 Reason for granting approval-

Block A:

On the North West elevation above the Morrisons car park entrance, an additional full width panel is proposed to conceal a downstand beam to aid structural stability and conceal the approved roller shutter. On the same elevation, for the approved residential entrance to achieve Part M compliant levels and meet the Council's highway requirements for an adoptable standard highway design, the entrance door has been moved one glazing bay along (east). On the north east elevation the two retail doors have been relocated from the outer bays centrally to the inner bays.

On the South East elevation, an additional door which mimics the detailed design of the office entrances will be inserted to allow access for gym to an existing outside terrace to be used during their operating hours.

On the South West elevation, a door to access the gym plant and a louvre for ventilation is proposed as currently it is inaccessible as drawn. Both will be grey to match the existing fenestration. An external access stair will be inserted. The 5th end bay will be altered from Flemish bond brickwork to hit- and-miss brickwork. The brick type will remain the same and the hit-and-miss detail would be in line with the other bays.

Across the North West, North East and South East elevations, spandrel panels will be inserted to the residential units to conceal the location of the kitchen cupboards approved. The panels are in the form of back painted glass which will match the tone of the windows and building which helps retain the visual appearance of these elevations. Their inclusion is not considered to detract of the character and appearance of the building.

At roof level for Building Regulations the existing handrail must be 1.1m high. The approved handrail will be replaced with a 330mm higher parapet which is set further back from the edge of the roof which will help mitigate this required modest change in height and appearance. It also reduces the risk of water ingress and leaks. The plant enclosures will be modestly increased in scale and flues relocated as they cannot accommodate the plant selected currently. It is considered this has been sensitively designed to minimise the amount of plant required at this level.

All these external changes are considered appropriate for the building and area and are acceptable.

The external ground to 1st floor staircase will be relocated internally. At ground and first floor minor alterations to the office doors' detailed design are proposed but they are still considered to be in keeping with the building's fenestration. Internally at ground floor the office cycle parking and facilities layout will be reconfigured, but the provision will remain the same as consented for residential and office.

Block B:

On the North Elevation, alterations are proposed to the ground floor involving the configuration of their entrance doors and their HGV entrance to ensure vehicles have sufficient height and width to enter safely.

On the East elevation the approved substation will be relocated to Block B from Block C due to delivery timescales and a louvre will be inserted into the arch to accommodate this. Louvres will also be inserted above to accommodate plant for Morrisons. One residential window at first floor will be marginally relocated and one office window removed and replaced with inset brickwork detail to accommodate structural support.

- 2 On the West elevation, part of the office fenestration and Morrisons staff entrance at ground floor will be altered to insert a riser and painted glass to facilitate utilities. This will be contained within the approved opening. At 2nd floor, one window will be marginally shifted to facilitate structural support. At ground floor directly below this window, the consented louvres over the residential cycle parking and utilities cupboard will be replaced with glazing to match the building fenestration.

On the South Elevation across the 1st-6th floors, the central window will be marginally shifted to facilitate structural support.

A second lift within the internal courtyard is proposed to allow the Urban Farm to operate and trade successfully and to provide continuity of service to operations and trading in the event one lift breaks down.

At roof level across all elevations to the Urban Farm and the south terrace balustrade, the approved balustrades will be increased to 1.1m high and detailed design altered to comply with building regulations.

All these external changes are considered appropriate for the building and area and are acceptable.

Internally the cycle parking will be improved by relocating 56 standard and 2 accessible Core B1 residential cycle spaces to the Cycle Hub under Block C and adjacent to the Affordable Workspace; 72 standard and 3 accessible cycle spaces will be retained in Building B. For the office 14 standard (plus 4 additional spaces provided) and 1 accessible space will be relocated to Building B from the Cycle Hub. The reconfigured cycle parking also now includes a low voltage (LV) electrical switch room for the office, fire cupboard and bin store.

Block C:

The approved substation has been moved to Block B, and the existing retail unit will extend into this space resulting in the louvred area on the southeast elevation to be replaced with glazing which will improve the active frontage. The increase of

commercial space and activation of this frontage with complementary fenestration is acceptable.

The full impact of the scheme has already been assessed by virtue of the previous approval 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). The detailed design, scale and siting of the alterations are considered acceptable. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development in terms of landuse, facilities, appearance and neighbour impact. The Council's transport team are satisfied with the alterations to cycle parking. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 3 You are advised that this decision relates only to the changes set out in the description and on the covering letter for Blocks A, B and C and shall only be read in the context of the permission granted under 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 2021.

Yours faithfully



Daniel Pope
Chief Planning Officer

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