

<b>Address:</b>	Camden Goods Yard Morrisons Superstore and Petrol Filling Station Chalk Farm Road London NW1 8EH		<b>4</b>
<b>Application Number(s):</b>	2024/4323/P	<b>Officer:</b> Miriam Baptist	
<b>Ward:</b>	Camden Town		
<b>Date Received:</b>	07/10/2024		
<b>Proposal:</b>	The continued use of a temporary retail food store (Use Class E(a)) for a total duration of up to 75 months.		
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
Existing Drawings & Proposed Drawings:			
1095_01_03_001 P2, 1095_03_07_010 P10, 1095_03_07_030 P02, 1095_03_07_040 P04, 1095_03_07_100 P12, 1095_03_07_101 P09, 1095_03_07_200 P04, 1095_03_07_300 P03, 1095_03_07_600 P18.			
Documents:			
Cover letter ref Q210508 by Quod dated 4 October 2024, Statement of conformity v3 dated 04 October 2024, Camden Goods Yard Full Planning Permission Application Temporary Store Design And Access Statement dated October 2024, Environmental Implications Letter PFS Parcel Extension of Temporary Food Store Operation by Ramboll dated 04/10/2024, Planning Statement Camden Goods Yard - Temporary Food Store dated October 2024 ref Q210508, Camden Goods Yard Temporary Store (PFS Site) Technical Addendum ref 196128-ACE-XX-00-RP-C-0101B by Ardent dated October 2024.			
<b>RECOMMENDATION SUMMARY: Grant conditional planning permission</b>			
<b>Applicant:</b>		<b>Agent:</b>	
St George West London Limited c/o Quod 21 Soho Square London W1D 3QP		Quod 21 Soho Square London W1D 3QP	

## ANALYSIS INFORMATION

Land use details				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
Class E	Shop	1400	1400	0

<b>Parking details</b>			
Car Type	Existing spaces	Proposed spaces	Difference
Car - General	23	23	0
Car - Disabled accessible	2	2	0
Cycle Type	Existing spaces	Proposed spaces	Difference
Cycle – residential long stay	0	0	0
Cycle – commercial long stay	0	0	0
Cycle – short stay (total)	50	50	0

## **EXECUTIVE SUMMARY**

- i) Planning permission was originally granted for the comprehensive redevelopment of the Camden Goods Yard (CGY) site in June 2018. The site was split into the Main Site (between the railway lines) and Petrol Filling Station (PFS) site on Chalk Farm Road. This application only concerns the PFS site on Chalk Farm Road. The six-storey building proposed on the PFS site was originally going to include a temporary foodstore (Morrisons) on the ground and first floor (for 30 months) until the permanent foodstore had been completed on the main site.
- ii) The construction on the PFS site was later divided into two phases (1a and 1b) under a Section 73 application 2020/0034/P to improve construction time on-site. This inserted a temporary store phase, Phase 1a, with Phase 1b providing the finished building. Phase 1a consented a single storey temporary food store (Morrisons) and following the temporary store's demolition, Phase 1b would then provide the final mixed use six storey permanent building to include retail, food and drink use, office and electric charging points for cars. The originally proposed replacement petrol filling station (on the ground floor rear of the permanent building) was also removed under the s73 application.
- iii) This application is to extend Phase 1a, the use of the site as a temporary supermarket, for 25 months longer than permitted by the previous planning permission 2022/3646/P dated 29/03/2023, from 50 months (4 years and 2 months, which will cease on 11 April 2025) to 75 months in total (6 years and 3 months). This is a result of construction delays on the Camden Goods Yard Main Site meaning that the replacement permanent food store on the main site is yet to be completed.
- iv) It is noted that a separate parallel application, a non-material amendment, was submitted in conjunction with this one and is due to be approved shortly subject to the signing of a section 106 agreement: 2024/5651/P. This application seeks to vary condition 70 of planning permission ref 2022/3646/P dated 29/03/2023 which specified the duration of PFS site as temporary supermarket. Where previously the duration had been permitted for 50 months, permission is now sought to

extend it to 75 months. The associated section 106 agreement is to be amended accordingly. In this manner these two current applications are in alignment in terms of extending the duration of the temporary building.

- v) Although the temporary food store is already in-situ/in operation, because the temporary permission is due to cease, this application is considered in effect to be a new major development as it involves the provision of more than 1,000 sqm of non-residential floorspace.
- vi) The principal consideration is the impact of extending the temporary period for the store. There is economic benefit of the scheme, as it enables the site to continue operating, it generates local economic activity, supports the town centre, and provides a service to local people rather than lying vacant whilst development of the permanent store on the main site is ongoing. It also helps continue the supermarket use as part of the wider Camden Goods Yard scheme, supporting the long-term viability of the permanent commercial elements.
- vii) Overall, the extended temporary use of the site is considered to comply with the development plan as a whole.

## **OFFICER REPORT**

**Reason for Referral to Committee: Major development involving the provision of more than 1,000 sqm of non-residential floorspace (Clause 3(i)).**

### **1. SITE AND BACKGROUND**

#### ***Location***

- 1.1 The site is on the south side of Chalk Farm Road, directly north of the railway, on the junction of Chalk Farm Road and the CGY-Juniper Crescent Estate access road (referred to as Stephenson Street).
- 1.2 The Petrol Filling Station (PFS) site is approximately 3890sqm, and the temporary food store is approximately 1400 sqm.

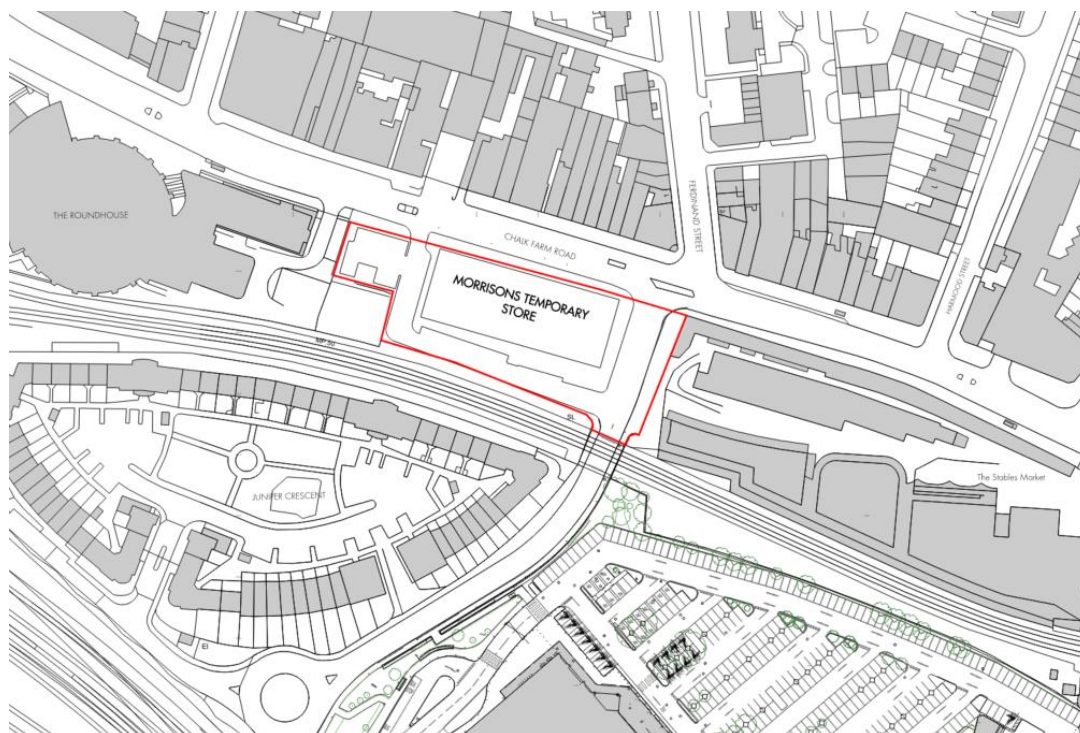


Figure 1 – The existing site

- 1.3 The site is in the Camden Town Centre, defined as a Major Town Centre in the Local Plan and London Plan. The PFS site is designated as part of the ‘Secondary Frontage’ within the Town Centre.
- 1.4 Although the Camden Goods Yard Main site is not within a conservation area, the PFS lies within the Regent’s Canal Conservation Area. Other conservation areas within the surrounding area include Harmond Street to the north-east; Camden Town and Camden High Street Conservation Areas to the south-east and Primrose Hill to the west and south-west.
- 1.5 The PFS site is close to the following listed buildings:
- the Horse Hospital, its ramps and the perimeter boundary wall (Grade-II\*) and the Stanley Sidings range (Grade-II), all part of the stable complex attached to the Goods Yard; and
  - the Roundhouse, a goods locomotive shed originally with a turntable (Grade-II\* listed).
- 1.6 The application site is not located in a designated Neighbourhood Forum Area.

## 2. THE PROPOSAL

- 2.1 The current application seeks full planning permission for continued temporary use of the PFS site as a food store for an additional 25 months, beyond the 50 months previously approved. The application essentially seeks to extend Phase 1a of the PSF site, continuing the current use of the

site as the permanent food store on the main site is not yet built. If this permission is granted, the temporary supermarket would have had permission for 6.25 years in total, inclusive of this extension.

- 2.2 A separate non-material amendment application was submitted in conjunction with this one and is due to be approved shortly subject to the signing of a section 106 agreement: 2024/5651/P. This application seeks to vary condition 70 of planning permission ref 2022/3646/P dated 29/03/2023 which specified the duration of PFS site as temporary supermarket. Where previously the duration had been permitted for 50 months, permission is now sought to extend it to 75 months. The associated section 106 agreement is to be amended accordingly.

### 3. RELEVANT HISTORY

- 3.1 *See Appendix 3 for general planning history of the CGY site.*

#### ***The site***

- 3.2 **2017/3847/P (parent permission)** - 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 & 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 of part ground/1st 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 site 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 sq m 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, 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. **Granted June 2018**
- 3.3 **2019/6301/P** - Variation of description of temporary supermarket in description of development of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/0153/P dated 6th Feb 2019 and 2019/2962/P dated 4th July 2019) for redevelopment of the petrol filling station site and main supermarket site. **Granted December 2019**

- 3.4 **2020/0034/P** - Variation of Condition 4 (approved drawings) of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/2019 and 2019/2962/P dated 04/07/2019) for redevelopment of the petrol filling station site and main supermarket site; namely for a single storey temporary food store on the Petrol Filling Station site with associated parking, servicing, access and landscaping. This application is accompanied with an addendum to the original Environmental Statement. **MMA granted Subject to a Section 106 Legal Agreement, May 2020**
- 3.5 **2022/3646/P** - Variation of Conditions 4, 5, 6 (approved drawings) and 36 (PFS retail) of planning permission 2017/3847/P dated 15/6/18 (as amended by 2020/0034/P dated 05/05/2020, 2020/3116/P dated 03/12/2020 and 2022/0673/P dated 23 February 2022) for the 'redevelopment of petrol filling station (PFS) 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. Amendments to include to PFS site only: Replacement of petrol filling station with electric vehicle charging station; increase in height and footprint to create additional Office floorspace (Class E) and remove access road; reconfiguration of plant and cycle parking. Updates to conditions 28 (trees) and 73 (non-residential floorspace). This application is accompanied by an addendum to the original Environmental Statement. – **Minor Material Amendment Granted, March 2023**
- 3.6 **2024/5651/P (Active application)** - Variation of Condition 70 (duration of PFS site as temporary supermarket) of planning permission ref 2022/3646/P dated 29/03/2023 (for: variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site), to increase the duration of the temporary permission up to 75 months. – **Pending, outcome will depend on the decision on this**

**application (if granted would require a deed of Variation to the Section 106 Legal Agreement)**

#### **4. CONSULTATION**

##### ***Statutory consultees***

Transport for London

##### 4.1 Responses:

- TfL Spatial Planning team: No comment
- London Underground/DLR Infrastructure Protection team: No comment

##### ***Local groups***

Regents Canal Conservation Area Advisory Committee

##### 4.2 Response: No response

##### ***Adjoining occupiers***

##### 4.3 Two sites notice were displayed, one on Chalk Farm Road and one on Stephenson Street. The notices were displayed on 16/10/2024 until 09/11/2024, and again on 12/02/2025 to 08/03/2025. The application was advertised in the local paper on 17/10/2024 and expired on 10/11/2024, and again on 20/02/2025 to 16/03/2025. The application was re-consulted on as it became apparent that it qualifies as a major application, whereas it had previously been classified as a minor application.

##### 4.4 No representations were received.

#### **5. POLICY**

##### ***National and regional policy and guidance***

[National Planning Policy Framework 2024 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

##### ***Local policy and guidance***

Camden Local Plan (2017) (CLP)

[Policy G1 Delivery and location of growth](#)

[Policy C6 Access for all](#)

[Policy E1 Economic development](#)

[Policy E2 Employment premises and sites](#)

[Policy A1 Managing the impact of development](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy TC1 Quantity and location of retail development](#)

[Policy TC2 Camden's centres and other shopping areas](#)  
[Policy TC4 Town centre uses](#)  
[Policy T1 Prioritising walking, cycling and public transport](#)  
[Policy T2 Parking and car-free development](#)  
[Policy T3 Transport infrastructure](#)  
[Policy T4 Sustainable movement of goods and materials](#)  
[Policy DM1 Delivery and monitoring](#)

#### Supplementary Planning Documents and Guidance

*Adopted place-based guidance*

[Camden Goods Yard Planning Framework: Morrisons, Gibley's Yard, Juniper Crescent and Network Rail Land](#)

*Most relevant Camden Planning Guidance (CPGs):*

[Design - January 2021](#)

[Employment sites and business premises - January 2021](#)

[Energy efficiency and adaptation - January 2021](#)

[Town centres and retail - January 2021](#)

*Other guidance:*

[Regent's Canal Conservation Area appraisal and management strategy \(2008\)](#)

## **6. ASSESSMENT**

6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

<b>7</b>	<b>Land use</b>
<b>8</b>	<b>Transport</b>
<b>9</b>	<b>Impact on neighbouring amenity</b>
<b>10</b>	<b>Heritage</b>
<b>11</b>	<b>Sustainability and energy</b>

## **7. LAND USE**

7.1 The PFS site has approval for a large mixed-use building, to include office, retail and food/beverage. This is the permanent approved use of the site (Phase 1b) to commence after the temporary food store (Phase 1a) has ceased.

7.2 The temporary use of the site, as a food store, falls within Planning Use Class E (a). It is noted that in previous applications, where these were decided before 2020 when the Planning Use Classes were revised, the use would have been referred to as Planning Use Class A1 (shop).



- 7.3 At present, the temporary store has approval to remain for 50 months (4 years and 2 months) from the date of occupation. The building was occupied on 11 February 2021, and therefore has permission until 11 April 2025, at which point in time the operation is due to cease, the building to be dismantled and the permanent mixed-use building to come forward.
- 7.4 Policy G1 sets out that the Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden. The presence of a shop on the site is considered preferable to a vacant site, while the permanent use cannot yet come forward, and contributes to the Town Centre character in line with policies TC1 (Quantity and location of retail development), TC2 (Camden's centres and other shopping areas) and TC4 (Town centre uses). The continued retail use on the Chalk Farm Road frontage also supports the Framework aim of providing a high street frontage on the south side of the road and contributes to the vitality, diversity and character of this part of the town centre, albeit for a temporary period.
- 7.5 It is also noted that a cessation of an established foodstore on the Camden Goods Yard site is likely to hinder the success of future a permanent store as in the interim local people will have adjusted their shopping habits and no longer be reliant on the site. The application is considered to support the success of the permanent store on the main site which will otherwise need to re-establish a supermarket use in the area. In this way retention of the temporary store is considered to reduce risk to the long-term viability and success of the store and wider Camden Goods Yard scheme.
- 7.6 The temporary store building would remain identical as previously approved in terms of design, size and access. There is no change of use proposed to its operation or hours of operation.
- 7.7 The extended duration of the temporary foodstore would be secured by condition (No.18), 75 months from the date of occupation (11th February 2021), by which time it the permission would cease on 11th May 2027.
- 7.8 Overall, the proposed extension of the duration of the temporary store from 50 months to 75 months, is considered acceptable in alignment with policies G1, TC1, TC2, and TC4.

## **8. TRANSPORT**

- 8.1 Policy T1 of the Local Plan promotes sustainable transport by prioritising walking, cycling and public transport in the borough. Policy T2 seeks to limit the availability of parking and require all new developments in the borough to be car-free.

Policy T3 sets out how the Council will seek improvements to transport infrastructure in the borough and policy T4 addresses how the Council will promote the sustainable movement of goods and materials and seek to minimise the movement of goods and materials by road.

- 8.2 Although this application is for permission for a non-residential building over 1000sqm, it is noted that the scheme is already in-situ and operational and that no concerns have been raised in relation its day-to-day operation. The main transport considerations have been addressed in full by previous applications and this scheme will continue to operate as previously agreed. Any conditions that remain relevant in regard to this temporary use of the site will be added to this permission to ensure continuity.

## **9. IMPACT ON NEIGHBOURING AMENITY**

- 9.1 CLP policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. The objective of the policies is that the quality of life of current and future occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.
- 9.2 As the building already exists, its extended retention will not result in any change in terms of loss of light, outlook, overlooking, transport implications or other amenity concerns. Similarly, construction impacts do not apply in this instance as the building is already in-situ.
- 9.3 It is noted that there are no particularly sensitive uses in the immediate vicinity that need to be given careful consideration in light of the continued use at the site.

## **10. HERITAGE**

### ***Designated and non-designated heritage assets***

- 10.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that special regard must be given to preserving or enhancing the character and appearance of a conservation area.
- 10.2 The following designated and non-designated assets nearby the site have been assessed.
- ### ***Conservation Area – no harm***
- 10.3 The significance of the Regent's Canal conservation area is derived from the almost hidden nature of the canal, which creates a tranquil space, distinct

from the surrounding area, and the planning, layout, and varying levels of the canal's route, which contribute to its character. The industrial buildings, structures and archaeology also form an important part of its historic character and appearance, as does the changing and varying character along different sections of the canal. The railway line and elements of the former Goods Yard, which form part of the immediate setting, are reminiscent of the former function of the canal and as such, make a positive contribution to significance.

- 10.4 The PFS part of the site is within Regent's Canal Conservation Area. However, as was previously assessed, it is considered that the character of plot doesn't contribute to the significance of the Conservation Area. The significance of this part of the conservation area is the industrial development around the railway where the railway linked with the canals. It is characterised by large scale industrial rail infrastructure and buildings.
- 10.5 The corrugated metal elevations clad with community art (secured by condition) were considered to add an industrial but aesthetic quality that would integrate well with the historic environment while it remained for a temporary period. Overall, the temporary building was considered to have a neutral impact on the significance of the Regent's Canal Conservation Area.
- 10.6 Due to the supermarket's single storey and temporary nature and its facilitation of the development on the main site, it was considered that there would be no harm to the Regent's Canal Conservation Area. It was also not considered to cause harm to the non-designated heritage in the area, including structures such as the remaining sections of the "Great Wall of Camden" – the retaining wall for the former elevated rail line. In the same manner, the additional period of time sought for the temporary development is not considered to cause harm.

***Horse Hospital and Stanley Stables & Roundhouse – no harm***

- 10.7 To the east of the PFS site, just across Stephenson Street, lies the Grade II\* Horse Hospital consisting of two adjoining ranges of London stock bricks with slate roofs. The listing covers the Horse Hospital, its ramps and the perimeter boundary wall (Grade-II\*) and the Stanley Sidings range (Grade-II), all part of the stable complex attached to the Goods Yard. The Grade II listed Stanley Stables lie slightly south of the Horse Hospital and are two storeys constructed from London stock bricks. The site has had a long history of equestrian use since its initial construction by James Burton in 1794-97 and its significance is due to it being a rare survival of double-decker inner-city stables. It was occupied by veterinary surgeons and farriers before being used as a print shop until 1988.
- 10.8 The Grade-II\* listed Roundhouse, to the west of the PFS site, was a goods locomotive shed originally with a turntable; of architectural and historic

significance. The circular structure by Robert B Dockray for the London and North Western Railway and was converted for use as a theatre 1967 and 1985. The low-pitched conical slate roof is iconic in the local area.

- 10.9 The significance of these listed structures is in large informed by the historical and former industrial context of this part of the conservation area. This part of the conservation area provides the setting and historical context for the listed buildings and so this character should be preserved. As was previously assessed, it is considered the detailed design, materials, single-storey scale, and the portions of the temporary foodstore do not visually compromise the setting of the neighbouring the listed buildings and preserve the industrial railway development.
- 10.10 Due to the supermarket's single storey and temporary nature and its facilitation of the development on the main site, it was considered that there would be no harm to the Grade-II\* listed Horse Hospital or the Grade-II\* listed Roundhouse or Regent's Canal Conservation Area. In the same manner, the additional period of time sought for the temporary development is not considered to cause harm.

## **11. SUSTAINABILITY AND ENERGY**

- 11.1 In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.
- 11.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.
- 11.3 This application is for permission for the extended use/retention of a temporary building and the impact of the temporary building has already been assessed in full as part of previous applications. It is also noted that the longer the temporary structure is utilised the more efficient the use of resource (materials, construction) becomes.
- 11.4 The building has operated thus far with a condition attached to ensure that all elements of the building are reused and restored as far as is possible, condition 71 of 2022/3646/P (Disassembly and Circular Economy). This condition will similarly be attached to this permission. There is also a condition attached to ensure the development continues to adhere to the previously approved Energy and Sustainability Statement. As such the extended period would be in accordance with sustainability and energy polices in the development plan.

## 12. CONCLUSION

12.1 In conclusion, the principle of the extended duration of the temporary food store on the PFS site (Phase 1a) is considered acceptable in the light of construction delays elsewhere on the main site. The proposal is considered an acceptable use of land in the meantime, and of no harm in terms of amenity, heritage, transport or sustainability.

### ***Public benefits***

12.2 No harm has been identified to heritage assets but if the committee decides that there is harm, there are a number of public benefits that could weigh against that harm.

- Economic benefit of continued use of an otherwise vacant site (as delays are affecting the commencement of Phase 1b)
- Townscape benefit of the retention of shopfront on the south site of Chalk Farm Road, including local artwork celebrating the character of the area.
- Sustainability benefit of the retention of 50 short stay cycle parking spaces along Chalk Farm Road which encourage active travel.

## 13. RECOMMENDATION

13.1 Grant conditional Planning Permission

## 14. APPENDIX 1 - CONDITIONS

1	<p><b>Approved drawings</b></p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p style="text-align: center;">To continue to be in accordance with 2020/4160/P, 2020/5830/P, 2020/4278/P, 2020/4159/P, 2020/4278/P, 2020/0368/P, 2020/4163/P and 2020/2099/P.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
2	<p><b>Fixed Mechanical plant noise</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/5830/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.</p>

3	<p><b>Plant associated with Food &amp; Drink uses</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/4160/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, TC1, TC2 and TC4 and TC5 of the Camden Local Plan 2017.</p>
4	<p><b>Petrol Filling Station (PFS) site plant - noise and vibration</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/5830/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.</p>
5	<p><b>Detailed landscape plan</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/4278/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.</p>
6	<p><b>Cycle parking</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/4159/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.</p>
7	<p><b>Water supply infrastructure</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/0368/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p>

	<p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policy CC3 of the Camden Local Plan 2017.</p>
8	<p><b>Mechanical ventilation</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/4160/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: To protect the amenity of residents and occupiers and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.</p>
9	<p><b>Air Quality Monitoring</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/4160/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: To protect the amenity of residents and occupiers and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies A1, CC4 and A4 of the Camden Local Plan 2017.</p>
10	<p><b>Signage Strategy</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/4163/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: In order to ensure the provision of adequate public wayfinding and orientation information, to preserve the character and amenity of the area and to avoid proliferation of signage or street clutter, in accordance with policies C6, D1 and D4 of the London Borough of Camden Local Plan 2017.</p>
11	<p><b>Lighting strategy</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved under reference 2020/2099/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.</p>
12	<p><b>Temporary Foodstore (Phase 1a): Removal of PD rights</b></p>

	<p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 2 (Class A) (the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.</p> <p>Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.</p>
13	<p><b>Temporary Foodstore (Phase 1a): Removal of PD rights</b></p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 7 (Class B) (erection or construction of a trolley store within the curtilage of a shop) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.</p> <p>Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.</p>
14	<p><b>Temporary Foodstore (Phase 1a): Artwork</b></p> <p>The artwork to be installed on the elevations of the temporary store shall be displayed on the building in accordance with the details approved under application ref. 2020/3610/P prior to occupation of the temporary foodstore, and retained and maintained until the use ceases and the structure is removed.</p> <p>Reason: to ensure the art installation reflects the identity, character and history of the local area enhancing public spaces and the surrounding townscape in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.</p>
15	<p><b>Temporary Foodstore (Phase 1a): Duration</b></p> <p>The use of the temporary foodstore hereby permitted shall be discontinued, and the building removed, on or before 75 months from the date of occupation (from 11 February 2021).</p> <p>Reason: In order that the long term use of the site may be properly considered and to safeguard the appearance and character of the immediate area in accordance with policies DM1, D1, D2 and A1 of the London Borough of Camden Local Plan 2017.</p>



16	<p><b>Temporary Foodstore (Phase 1a): Disassembly and Circular Economy</b></p> <p>No later than 63 months from first occupation or at least 12 months before vacation of the temporary foodstore building by the supermarket, whichever is sooner, a Reuse and Restoration strategy should be submitted to the local planning authority and approved in writing.</p> <p>The strategy should include details of:</p> <p>a) how the building, materials and plant equipment will be disassembled and reused</p> <p>b) timings for disassembly and the site restoration/build out.</p> <p>The disassembly and site restoration must be undertaken in accordance with the approved details.</p> <p>Reason: In order to ensure that the materials are reused in accordance with circular economy principles and to ensure that the land is cleared and left in a reasonable state to retain the visual amenity of the area in accordance with policies D1, D2 and CC2 of the London Borough of Camden and Policy S17 of Intend to publish London Plan (2019).</p>
17	<p><b>Temporary store (Phase 1a): energy and sustainability statement</b></p> <p>Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the approved details of the aims of section 7.3 of the Energy and Sustainability Statement by Hodkinson January 2020 approved under reference 2021/1063/P, unless otherwise approved in writing by a further approval pursuant to this condition.</p> <p>Reason: To ensure the development contributes to minimising contributes to minimising the effects of, and can adapt to a changing climate and minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies.</p>

**15. APPENDIX 2 - INFORMATIVES**

1	<p>Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).</p>
2	<p>This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations &amp; Compliance Team, 5 Pancras Square c/o</p>

	<p>Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.</p>
3	<p>Biodiversity Net Gain (BNG) Informative (1/2):</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.</p> <p>The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.</p> <p>Based on the information provided, this will not require the approval of a BGP before development is begun because is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).</p> <p>++ Summary of transitional arrangements and exemptions for biodiversity gain condition</p> <p>The following are provided for information and may not apply to this permission:</p> <ol style="list-style-type: none"> <li>1. The planning application was made before 12 February 2024.</li> <li>2. The planning permission is retrospective.</li> <li>3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.</li> <li>4. The permission is exempt because of one or more of the reasons below: <ul style="list-style-type: none"> <li>- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.</li> <li>- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).</li> <li>- The application is a Householder Application.</li> <li>- It is for development of a "Biodiversity Gain Site".</li> <li>- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).</li> <li>- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).</li> </ul> </li> </ol>
4	<p>Biodiversity Net Gain (BNG) Informative (2/2):</p>

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

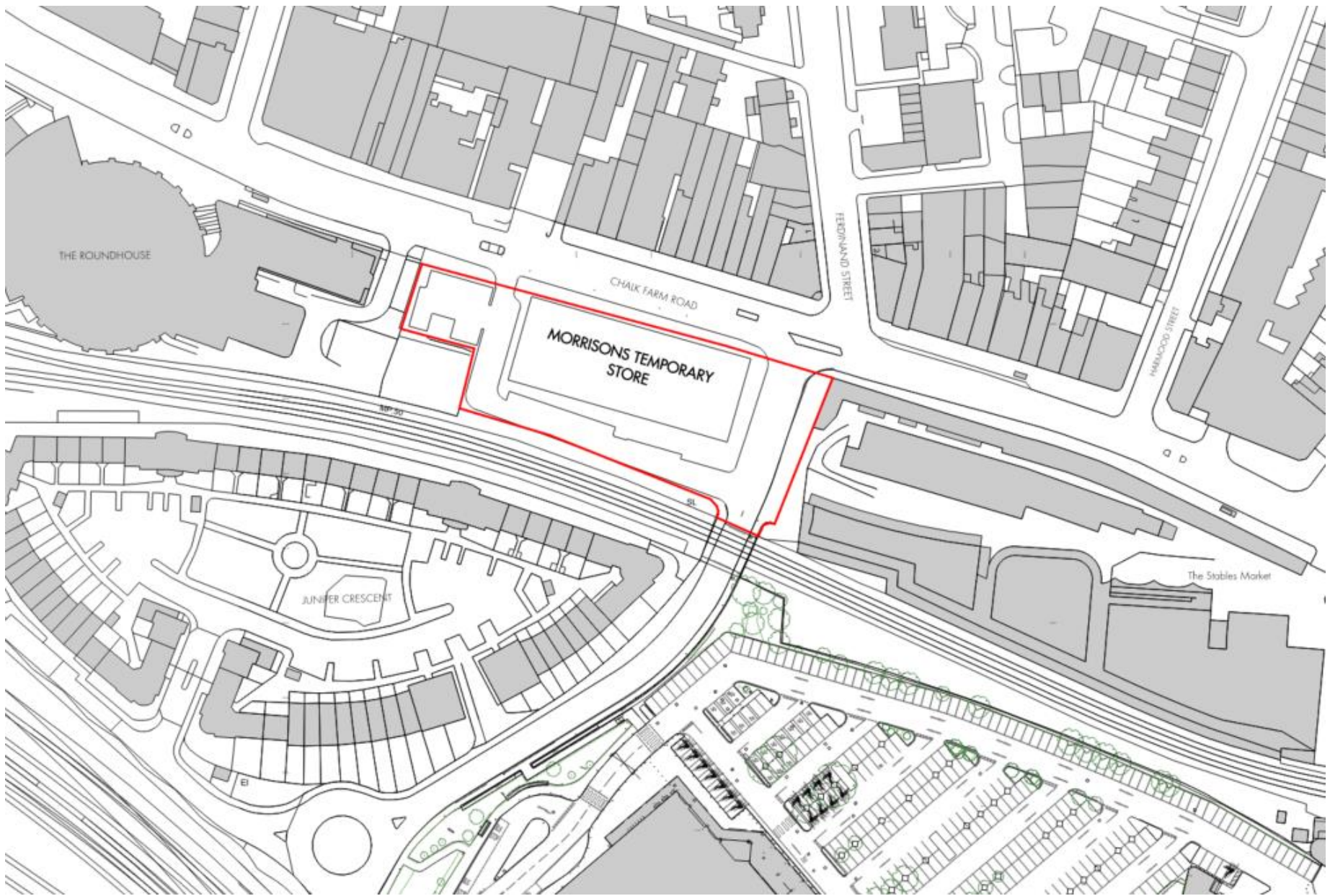
## 16. APPENDIX 3 - GENERAL SITE HISTORY

1	<p><b>2017/3847/P</b> - 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 &amp; 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 of part ground/1st 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 site 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 sq m GEA non-residential floorspace comprising foodstore (class a1), flexible retail/food &amp; 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. - <b>Granted June 2018</b></p>
2	<p><b>2019/0153/P</b> - Changes to timing of triggers for submission of details for conditions 47 (Drainage strategy), 48 (Water supply infrastructure) and 49 (HS2) approved under planning permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site. <b>Granted February 2019</b></p>
3	<p><b>2019/2962/P</b> – Amendments to planning conditions 29 (tree protection), 50 (archaeology) and 60 (lighting) approved under planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/0153/P dated 06/02/19) for redevelopment of the petrol filling station site and main supermarket site. <b>Granted July 2019</b></p>
4	<p><b>2019/6301/P</b> - Variation of description of temporary supermarket in description of development of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/0153/P dated 6th Feb 2019 and 2019/2962/P dated 4th July 2019) for redevelopment of the petrol filling station site and main supermarket site. <b>Granted December 2019</b></p>
5	<p><b>2020/0034/P</b> - Variation of Condition 4 (approved drawings) of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/2019 and 2019/2962/P dated</p>

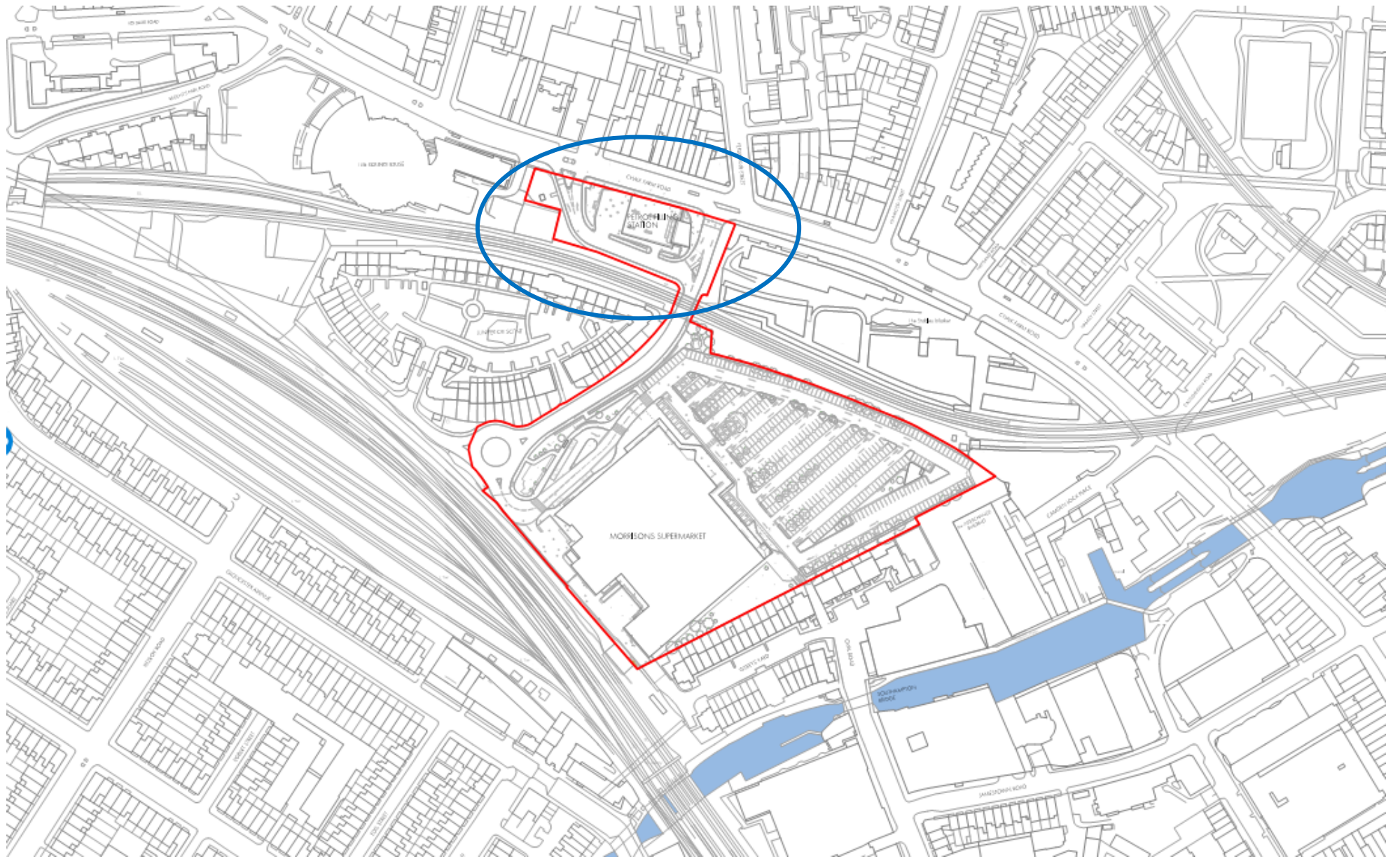
	04/07/2019) for redevelopment of the petrol filling station site and main supermarket site; namely for a single storey temporary food store on the Petrol Filling Station site with associated parking, servicing, access and landscaping. This application is accompanied with an addendum to the original Environmental Statement. <b>MMA granted Subject to a Section 106 Legal Agreement, May 2020</b>
4	<b>2020/2786/P</b> - Amendment to planning permission ref. 2017/3847/P dated 15/06/2018 (as later amended by 2020/0034/P dated 5/5/2020) for redevelopment of the petrol filling station site and main supermarket site, namely to alter the description to omit the number of storeys, unit numbers and floorspace quantum and to insert a planning condition to secure 7 buildings of up to 14 storeys comprising 573 homes (389 market and 184 affordable in up to 60,568 sq m GEA of residential floorspace) together with up to 28,345 sq m GEA non-residential floorspace, <b>Non-Material Amendment Granted, July 2020</b>
5	<b>2020/3116/P</b> - Variation of conditions 3 (approved drawings) and 73 (number and mix of residential units) of planning permission 2020/0034/P dated 05/05/2020 which varied condition 4 (approved drawings) of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2020/2786/P dated 09/07/2020, 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/2019 and 2019/2962/P dated 04/07/2019) for redevelopment of the petrol filling station site and main supermarket site; namely for: additional storeys across buildings a, b, c and f creating 71 additional residential units (52 market, 19 affordable) (class c3) and associated elevational changes; relocation of concierge to block a; and alterations to basement and landscaping. this application is accompanied by an addendum to the original environmental statement. - <b>MMA granted Subject to a Section 106 Legal Agreement, December 2020</b>
6	<b>2021/0388/P</b> - Amendments involving insertion of trolley bay at front entrance of the temporary supermarket of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2020/3116/P dated 07/12/2020) for redevelopment of the petrol filling station site and main supermarket site. - <b>Non-Material Amendment Granted, February 2021</b>
7	<b>2021/2864/P</b> - Amendments to wording of planning conditions 2, 8, 9, 27, 51, 53, 55, 56, 58, 60 and 65 of planning permission ref. 2020/3116/P dated 03/11/2020 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site) in order to change trigger points for the submission of details. - <b>Non-Material Amendment Granted, September 2021</b>
8	<b>2021/3337/P</b> - Amendments to basement below Blocks A and F and internal changes to supermarket in Block B as a non-material amendment to

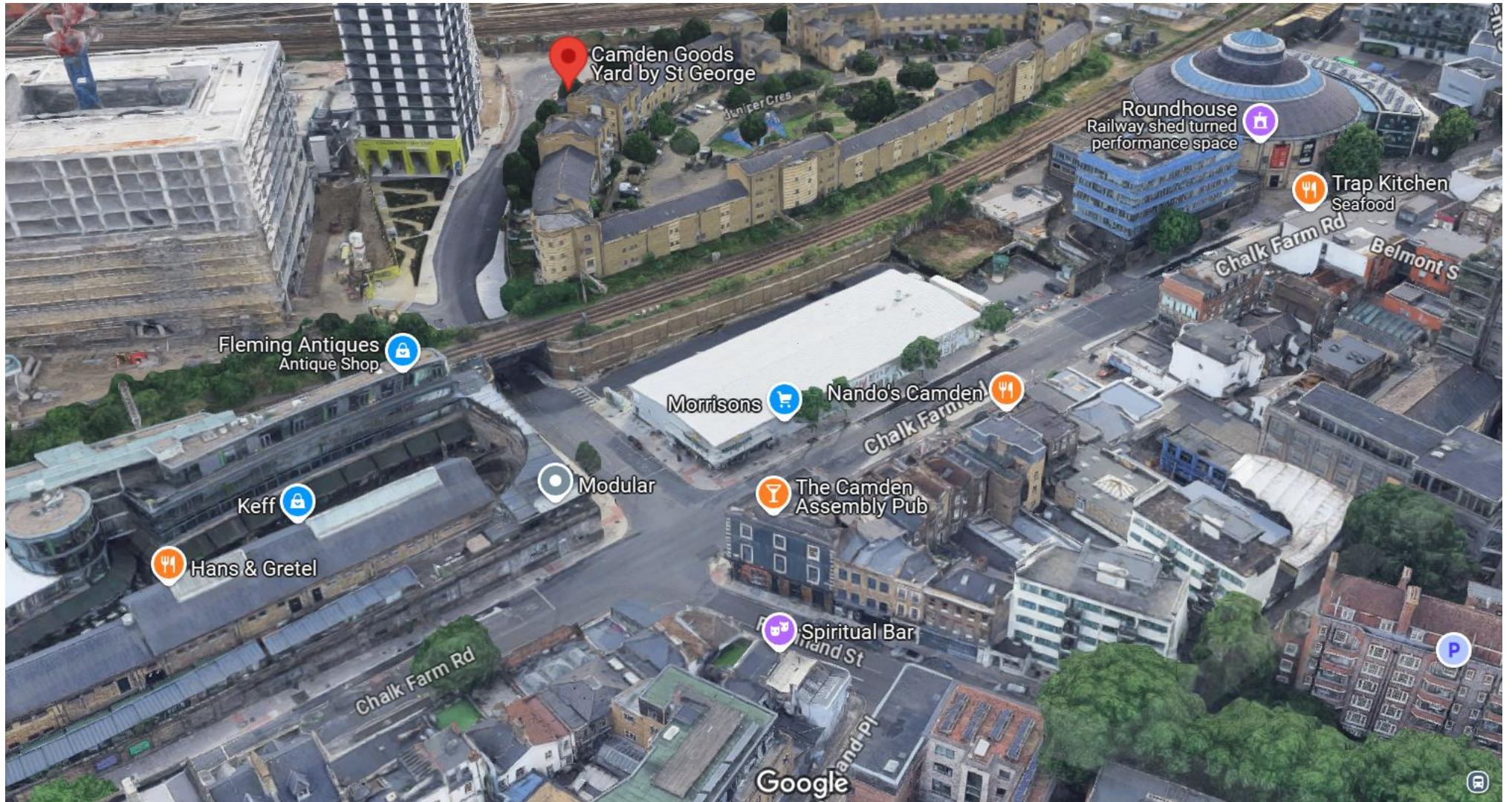
	<p>planning application ref. 2020/3116/P dated 03/11/2020 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site). - <b>Non-Material Amendment Granted, August 2021</b></p>
9	<p><b>2022/0673/P</b> - Amendment to 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 - <b>Non-Material Amendment Granted, February 2022</b></p>
10	<p><b>2022/3646/P</b> - Variation of Conditions 4, 5, 6 (approved drawings) and 36 (PFS retail) of planning permission 2017/3847/P dated 15/6/18 (as amended by 2020/0034/P dated 05/05/2020, 2020/3116/P dated 03/12/2020 and 2022/0673/P dated 23 February 2022) for the 'redevelopment of petrol filling station (PFS) site to include the erection of a new building to accommodate flexible retail/food &amp; 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 &amp; 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. Amendments to include to PFS site only: Replacement of petrol filling station with electric vehicle charging station; increase in height and footprint to create additional Office floorspace (Class E) and remove access road; reconfiguration of plant and cycle parking. Updates to conditions 28 (trees) and 73 (non-residential floorspace). This application is accompanied by an addendum to the original Environmental Statement. – <b>Minor Material Amendment Granted, March 2023</b></p>
11	<p><b>2024/5651/P (Active application)</b> - <i>Variation of Condition 70 (duration of PFS site as temporary supermarket) of planning permission ref 2022/3646/P dated 29/03/2023 (for: variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main</i></p>

	<p><i>supermarket site), to increase the duration of the temporary permission up to 75 months. – Active application (If granted: Deed of Variation to the Section 106 Legal Agreement)</i></p>
--	--

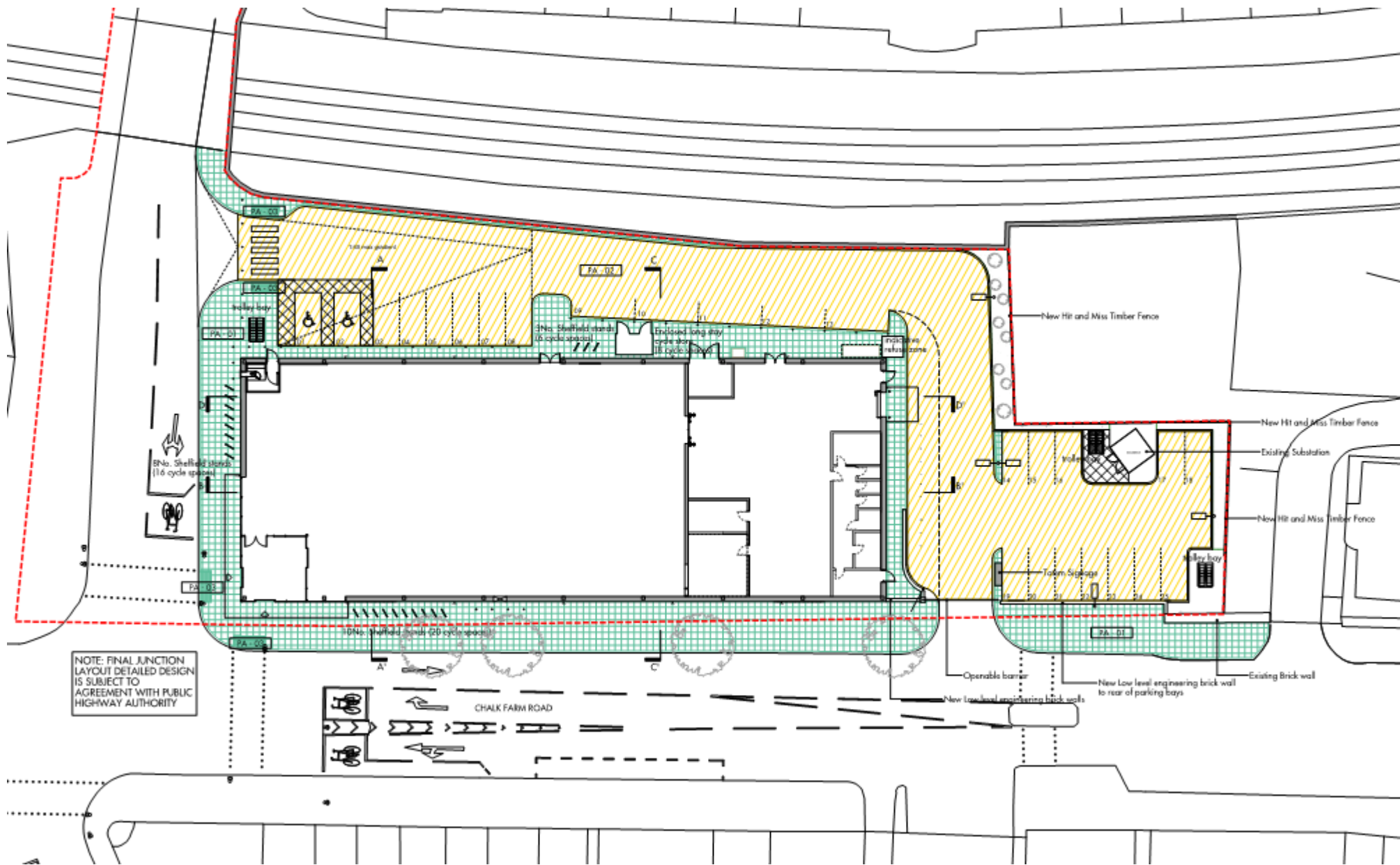




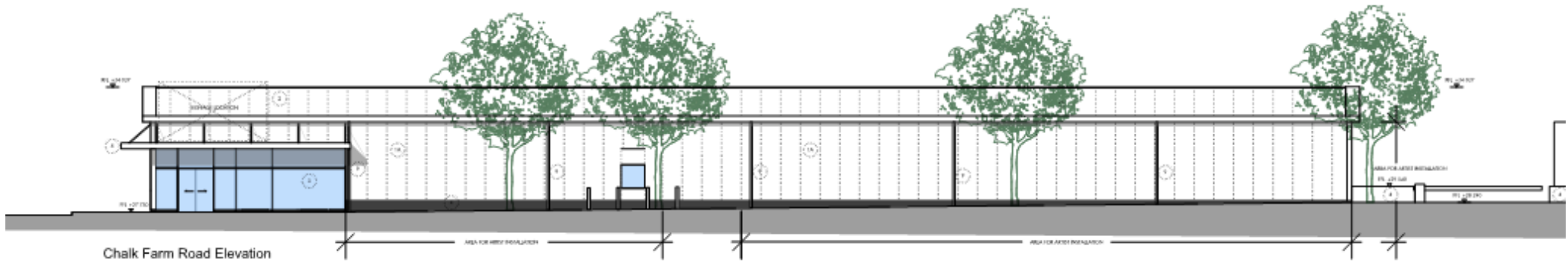




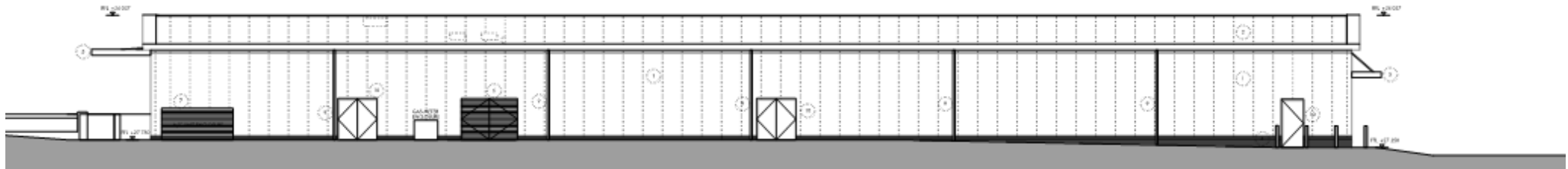




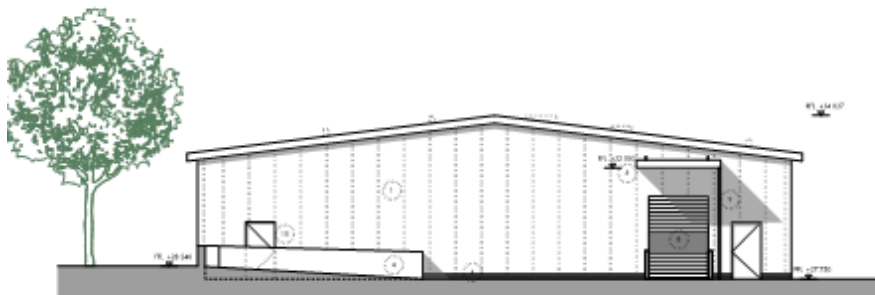




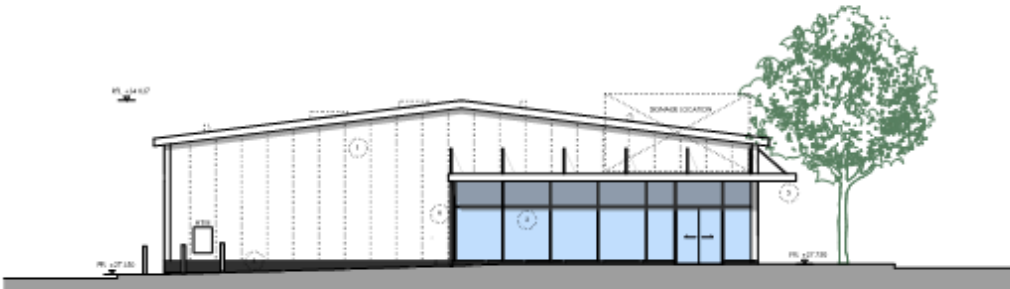
Chalk Farm Road Elevation



Rear Elevation



West Elevation



East Elevation

