

Sofie Fieldsend
Regeneration and Planning
London Borough of Camden
Camden Town Hall
London
WC1H 8ND

9 June 2023

Planning Portal reference: PP-11862117

Dear Sofie,

PARTIAL DISCHARGE OF CONDITION 26 FOR PLANNING PERMISSION REF: 2017/3847/P (AS AMENDED). AT MORRISONS SUPERSTORE AND PETROL FILLING STATION, CAMDEN GOODS YARD, CHALK FARM ROAD NW1 8EH

We write regarding our partial discharge of Condition 26 application in respect of the Main Site for the 'Camden Goods Yard' project. This submission relates specifically to the Building Details and Material selection for Block A only. Information relating to the discharge of Condition 26 for Blocks B, F and the Affordable Workspace will be resubmitted under new applications.

Project Background

On 15 June 2018 full planning permission (ref: 2017/3847/P) was granted for the redevelopment of the 3.26 hectare site known as Camden Goods Yard, located off Chalk Farm Road.

On 5 May 2020 a Section 73 application (ref: 2020/0034/P) was granted approval for variation of Condition 4 (approved drawings) 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.

On 3 December 2020, a Section 73 application (ref: 2020/3116/P) was granted for variation of Conditions 3 (approved drawings) and 73 (number and mix of residential units) of planning permission 2020/0034/P for 71 additional homes.

On 20 December 2022, a S96a non-material amendment (ref: 2022/4273/P) was approved which included 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.

On 29 March 2023, a Section 73 application (ref: 2022/3646/P) was approved which included amendments to the 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.

Condition 26 Building Details

“Prior to commencement of the relevant works on each building (excluding Phase 1a) detailed drawings, or samples of materials as appropriate relating to that building, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of typical windows (including jambs, head and cill), ventilation grills and external doors and canopies*
- b) Plan, elevation and section drawings, of typical shop fronts at a scale of 1:10;*
- c) Typical plan, elevation and section drawings of balustrading to terraces and balconies;*
- d) Manufacturer's specification details or samples (as appropriate) of all facing materials*
- e) Details including sections, plans and elevations of the roof top conservatories and structures for the Urban Farm*
- f) Details including section, plans, elevations and material samples for the gantry structure accessing the Urban Farm*
- g) Details and samples of roofing materials of sloping roofs*
- h) Sample panel of typical elevation (minimum 1m x 1m in size) including a glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing*
- i) Details of relevant gates, railings, door and louvres on buildings which face the public realm.*
- g) Details of external plant enclosures*

The relevant works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during construction of the relevant works for the relevant building.

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.”

The condition parts above that are greyed out do not apply to Block A.

The principles of the building details and finishes have been agreed with London Borough of Camden as part of pre-application discussions 24 November 2022, 12 January 2023, 17 February 2023 and 7 March 2023. This also includes agreement that the requirement for *(h) Sample panel of typical elevation (minimum 1m x 1m in size) including a glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing* is not required due to samples and supporting visual information provided to date.

Enclosed information

In addition to this letter, this application includes the following supporting information for closing conditions:

Drawing / Document No.	Title	Revision /Date
n/a	13508 CGY Building A Planning Condition 26 Report_230606	06.06.23
CGYA0-DDU-A0-ZZ-DR-A-07001	Block A Bay Details Sheet 1	C05
CGYA0-DDU-A0-ZZ-DR-A-07003	Block A Bay Details Sheet 3	C05
CGYA0-DDU-A0-ZZ-DR-A-07004	Block A Bay Details Sheet 4	C05
CGYA0-DDU-A0-ZZ-DR-A-07005	Block A Bay Details Sheet 5	C05
CGYA0-DDU-A0-ZZ-DR-A-07011	Block A Bay Details Sheet 11	C05
CGYA0-DDU-A0-ZZ-DR-A-07012	Block A Bay Details Sheet 12	C05
CGYA0-DDU-A0-ZZ-DR-A-07013	Block A Bay Details Sheet 13	C03
CGYA0-DDU-A0-ZZ-DR-A-07014	Block A Bay Details Sheet 14	C03
CGYA0-DDU-A0-ZZ-DR-A-07015	Block A Bay Details Sheet 15	C03
CGYA0-DDU-A0-ZZ-DR-A-07016	Block A Bay Details Sheet 16	C03
CGYA0-DDU-A0-ZZ-DR-A-07017	Block A Bay Details Sheet 17	C03
CGYA0-DDU-A0-ZZ-DR-A-07018	Block A Bay Details Sheet 18	C02
CGYA0-DDU-A0-ZZ-DR-A-07020	Block A Bay Details Sheet 20	C02
CGYA0-DDU-A0-ZZ-DR-A-21011	Block A External Wall Plan Details Sheet 1	C03
CGYA0-DDU-A0-ZZ-DR-A-21012	Block A External Wall Plan Details Sheet 2	C03
CGYA0-DDU-A0-XX-DR-A-21031	Hit & Miss Brick Details	C02
CGYA0-DDU-A0-XX-DR-A-21032	Curtain Walling	C02
CGYA0-DDU-A0-XX-DR-A-21033	Metal gates	C02
CGYA0-DDU-A0-ZZ-DR-A-21052	Block A External Wall Section Details Sheet 2	C04
CGYA0-DDU-A0-ZZ-DR-A-21053	Block A External Wall Section Details Sheet 3	C05
CGYA0-DDU-A0-ZZ-DR-A-21055	Block A External Wall Section Details Sheet 5	C03
CGYA0-DDU-A0-ZZ-DR-A-21064	Block A External Wall Section Details Sheet 14	C05
CGYA0-DDU-A0-ZZ-DR-A-27021	Block A Roof Details Sheet 1	C02
CGYA0-DDU-A0-ZZ-DR-A-36014	Block A Inset Balcony Balustrade Typical Details	C02
CGYA0-DDU-A0-ZZ-DR-A-36015	Block A Typical Balustrade Type Details	C02

CGYA0-DDU-A0-ZZ-DR-A-36100	Block A Balustrade Details Fixing DetailA2	C02
CGYA0-DDU-A0-RF-DR-A-36812	Building A Metalwork Details Roof Plant Louvre Screen-Sheet 1	C03
CGYA0-DDU-A0-RF-DR-A-36813	Building A Metalwork Details Roof Plant Louvre Screen-Sheet 2	C03
CGYA0-DDU-A0-RF-DR-A-36814	Building A Core A1 Roof Plant Louvre Screen - Plan	C02
CGYA0-DDU-A0-RF-DR-A-36815	Building A Core A1 Roof Plant Louvre Screen - Elevations	C02

Approved site reference drawings for reference:

- 1095_00_07_001 Site location plan
- CGY-MAK-XX-00-DR-A-00-050 - GROUND FLOOR PLAN - MASTERPLAN DRAWINGS TENURE_S0P2

The original application has already been submitted electronically via the Planning Portal reference PP-11862117. The application fee of £148.20 has been paid through the planning portal's online payment system. The drawings in the table are available on the following sharefile link:

<https://berkeley-group.sharefile.eu/d-s94c28bed5f404a648f67933d4ecac6f7>

We trust the enclosed fully provides the information to register and validate this application. If you have any queries or require further detail to determine this application please do contact me via jasminder.bhogil@stgeorgeplc.com.

Yours sincerely

Jasminder Bhogil

**Design Manager
St George West London**