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

1<sup>st</sup> September 2023

Planning Portal reference: PP-12428191

Dear Sofie,

**PARTIAL DISCHARGE OF CONDITION 60 FOR PLANNING PERMISSION REF: 2022/3646/P. AT MORRISONS SUPERSTORE AND PETROL FILLING STATION, CAMDEN GOODS YARD, CHALK FARM ROAD NW1 8EH**

Please find enclosed an application for the partial discharge of Condition 60 application in respect of all areas of the Main Site parcel of the Camden Goods Yard project. This submission relates specifically to the Lighting Strategy for the relevant areas of the public realm and fittings to the exterior of buildings.

Condition	Document Title	Version
60	Camden Goods Yard Lighting Strategy – Main Site Parcel: Discharge of Condition 60 by Atelier Ten	Rev P02

### 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 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.

On 30 September 2020 all relevant details required by Condition 60 (Lighting Strategy) for the Morrisons temporary store (Phase 1A) for the Petrol Filling Station site (the PFS parcel) were approved (ref: 2020/2099/P).

### **Condition 60 Lighting strategy**

This application seeks to discharge all relevant details for Condition 60 in respect of the Main Site parcel secured by the amended planning permission (ref: 2022/0034/P). The relevant elements of the condition wording to the Main site parcel as follows:

*Prior to commencement of the first building envelope on the Main Site land parcel, a lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings on that parcel shall be submitted to and approved in writing by the local planning authority.*

*Such strategy for the relevant parcel of land shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties within and outwith the site, maintenance, whole life cost and energy use and safe operation of the railways.*

*The details shall include the following, where relevant to that land parcel:*

- a. lighting to the streets and circulation areas in the public realm*
- b. external elevations of buildings including entrances and any architectural lighting*
- c. lighting within all publicly accessible areas of ground floor in the Petrol Filling Station*
- d. details of any lighting to the Camden Goods Yard signage on Block B*
- e. incorporation of measures to take account of the foraging and roosting habitat for bats to the south of the site and along the railway corridors by referencing Bat Conservation Guidelines*
- f. incorporation of street lighting designed to Camden's Streetscape Design Manual*

*Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition, the location of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The development on the relevant parcel of land shall not be carried out in accordance with the details thus approved for that parcel of land and shall be fully implemented before the premises on that parcel of land are first occupied.*

*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.*

The part of the condition not relevant to the main site has been greyed out (item C.) and does not form part of the scope of this report.

**Enclosed information**

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

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Revision/Date</b>
1095 00 07 001	Site location plan	P2
	Camden Goods Yard Lighting Strategy – Main Site Parcel: Discharge of Condition 60 by Atelier Ten	P02

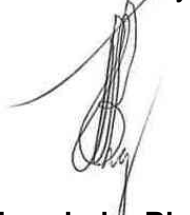
Approved site reference drawings for reference:

The original application has already been submitted electronically via the Planning Portal reference PP- 12428191. The application fee of £180.00 has been paid through the planning portal's online payment system. The document in the table is available on the following sharefile link:

<https://berkeley-group.sharefile.eu/d-s5c98e51c329d4674980102e2da504e30>

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](mailto:jasminder.bhogil@stgeorgeplc.com)

Yours sincerely



**Jasminder Bhogil**

**Design Manager  
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