

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

13 September 2023

Planning Portal reference: PP-12453685

Dear Sofie,

**FULL DISCHARGE OF CONDITION 8 & 9 FOR PLANNING PERMISSION REF: 2022/3646/P (AS AMENDED). 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 8 and 9 application in respect of Block A & B within the Main Site parcel of the Camden Goods Yard project. This submission relates specifically to the enhanced sound insulation between dwellings and between uses.

Condition	Document Title	Version
08	Camden Goods Yard Acoustic Technical Note – Main Site Parcel: Discharge of Condition 08 by RSK	Rev P01
09	Camden Goods Yard Acoustic Technical Note – Main Site Parcel: Discharge of Condition 09 by RSK	Rev P01

## 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.

The planning condition for the two conditions we are seeking to discharge in this application are set out in the next few paragraphs.

**Condition 8 Enhanced sound insulation between dwellings**

*Prior to commencement of the building fit-out of each of Blocks A, B, C, D, E1, E2 and F, details of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings, (for example living room above bedroom of separate dwelling), for the relevant building, shall be submitted to and approved in writing by the Local Planning Authority.*

*The insulation details as approved shall be implemented prior to first residential occupation of the relevant building and thereafter be permanently retained.*

*Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.*

**Condition 9 Enhanced sound insulation between uses**

*Prior to commencement of the building fit-out of each of Blocks A, B, C, D, E1 and F details of the sound insulation of the floor/ ceiling/ walls separating all non-habitable uses (for example retail, residential gym, office, workshop) uses from adjacent residential uses for the relevant building shall be submitted to and approved in writing by the local planning authority. Such details shall demonstrate that the sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  is enhanced by at least 10dB above the Building Regulations value and include such mitigation measures as necessary in order to achieve the 'Good' criteria of BS8233:2014 within the relevant dwellings.*

*The details as approved shall be implemented prior to first occupation of the community facility in Block D and thereafter be permanently retained.*

*Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.*

### **Enclosed information**

In addition to this letter, this application includes the following supporting information in support of the discharge of the two conditions:

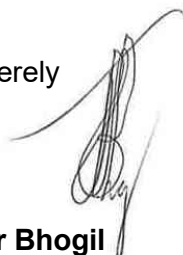
<b>Drawing / Document No.</b>	<b>Title</b>	<b>Revision/Date</b>
20-0484-RSKA-TN-002-(03)	Technical Note: Condition 8-9	P01
1095 00 07 001	Site location plan	Rev P2

The original application has already been submitted electronically via the Planning Portal reference PP-12453685. 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-s575bde5e66254451957abd5d9932a93a>

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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