

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

19 October 2023

Planning Portal reference: PP-11839564

Dear Sofie,

**FULL DISCHARGE OF CONDITION 53 AND PARTIAL DISCHARGE OF CONDITIONS 56 FOR PLANNING PERMISSION REF: 2022/3646/P AT MORRISONS SUPERSTORE AND PETROL FILLING STATION, CAMDEN GOODS YARD, CHALK FARM ROAD NW1 8EH**

We write regarding our full discharge of Condition 53 and partial discharge of Condition 56 and 58 (for the Basement, Blocks A and Block B) in respect of the Main Site for the 'Camden Goods Yard' project.

Please note, any references to Buildings [A, B, - etc] on plans should read as Blocks.

Following the pre-app meeting with officers 3<sup>rd</sup> October 2023 where St George confirmed that the proposed diesel generator in the Morrisons basement providing back up power to emergency and life safety systems can be omitted, we confirm that instead secondary power supply will be supplied by mains via an additional electrical feed.

**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.

Subsequently, a S96a non-material amendment was approved by Camden Council on 6th February 2019 (2019/0153/P). This altered the wording of Condition 49A to refer specifically to the PFS land parcel.

On 24 December 2019, the description of development of the Original Permission was amended pursuant to section 96A of the 1990 Act (decision reference 2019/6301/P).

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.

### **Condition 53 Rainwater Recycling**

*Prior to the commencement of the building envelope of Blocks B and F, details of the rainwater recycling proposals relating to the relevant block shall be submitted to the local planning authority and approved in writing.*

*The development shall thereafter be constructed in accordance with the approved details.*

*Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policy CC3 of the Camden Local Plan 2017.*

### **Condition 56 Mechanical Ventilation**

*Prior to commencement of the building envelope of each building and of the supermarket basement, details of the mechanical ventilation system including air inlet locations for that building shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed and maintained in accordance with the approved details. The mechanical ventilation system for the temporary store shall be constructed and maintained in accordance with the details approved on 30/09/2020 under reference 2020/2099/P unless otherwise agreed in writing by a further approval pursuant to this condition.*

*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.*

### **Condition 58 Micro Climate**

*Prior to commencement of the building envelope of each building and of the supermarket basement, details of the mechanical ventilation system for the structure shall be submitted to and approved in writing by the local planning authority. The building details shall include the include air inlet locations. The basement carpark details shall include locations of outlets and expected pollutant concentrations. The development shall thereafter be constructed and maintained in accordance with the approved details.*

*Development of the temporary store shall be constructed and maintained in accordance with the details approved on 30/09/2020 under reference 2020/2099/P unless otherwise agreed in writing by a further approval pursuant to this condition.*

*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.*

The application has been submitted electronically via the Planning Portal reference PP-11839564. The application fee of £148.20 has been paid through the planning portal's online payment system.

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

#### **Enclosed information – Condition 53**

- CGY0B-MTT-ZZZ-00-DR-P-5000 – BCWS Tank Room Layout
- CGY0B-MTT-ZZZ-B1-DR-P-2010 – Building E Level B1 – Drainage Layout Sheet 1 of 2
- CGY0B-MTT-ZZZ-B1-DR-P-2110 – Building E Level B1 – Water Layout Sheet 1 of 2
- CGYB0-MTT-ZZZ-08-DR-P-2000 – Building B Level 08 – Drainage Layout Sheet 1 of 4
- CGYB0-MTT-ZZZ-08-DR-P-2002 – Building B Level 08 – Drainage Layout Sheet 3 of 4
- CGYB0-MTT-ZZZ-08-DR-P-2003 – Building B Level 08 – Drainage Layout Sheet 4 of 4
- CGYB0-MTT-ZZZ-08-DR-P-2100 – Building B Level 08 – Water Layout Sheet 1 of 4
- CGYB0-MTT-ZZZ-08-DR-P-2102 – Building B Level 08 – Water Layout Sheet 3 of 4
- CGYB0-MTT-ZZZ-08-DR-P-2103 – Building B Level 08 – Water Layout Sheet 4 of 4
- CGYB0-MTT-ZZZ-ZZ-DR-P-1010 – Building B Rainwater Schematic
- CGYB0-MTT-ZZZ-ZZ-DR-P-1100 – Building B Hot & Cold Water Schematic
- CGYF0-MTT-ZZZ-ZZ-DR-P-1010 – Building F Rainwater Schematic

#### **Enclosed information – applicable to Condition 56 and 58**

- CGY00-MTT-XXX-XX-RP-MEP-1802 - Rev 1 - Commercial Extract and Ventilation Strategy
- CGY00-MTT-XXX-XX-RP-MEP-1807 - Rev 1 - Residential extract and Ventilation Strategy
- CGY00-MTT-ZZZ-ZZ-DR-M-0001 - Rev P1 - Mechanical Services Legend of Symbols
- CGY0B-MTT-ZZZ-ZZ-DR-M-1000 - Rev P1 - Basement Car Park Ventilation Schematic
- CGY0B-MTT-ZZZ-B2-DR-M-2004 - Rev P3 -Mechanical Services Layout Level B2 (Below E, 1 of 2)
- CGY0B-MTT-ZZZ-B1-DR-M-2010 - Rev P3 -Mechanical Services Layout Level B1 (Below E, 2 of 2)
- CGY0B-MTT-ZZZ-B1-DR-M-5000 - Rev P2 - Energy Centre Layout (1 of 2)
- CGY0B-MTT-ZZZ-B1-DR-M-5001 - Rev P1 - Energy Centre Layout (2 of 2)
- CGYA0-MTT-ZZZ-ZZ-DR-M-1000 - Rev P1 - Building A Corridor Cooling & AOV Schematic (1 of 2)
- CGYA0-MTT-ZZZ-ZZ-DR-M-1001 - Rev P2 - Building A Corridor Cooling & AOV Schematic (2 of 2)
- CGYA0-MTT-ZZZ-M1-DR-M-2000 - Rev P3- Building A Level M1 Mechanical Layout (Gym Plant Room)
- CGYA0-MTT-ZZZ-12-DR-M-2000 - Rev P1 - Building A Level 12 (Roof) Mechanical Layout
- CGYA0-MTT-ZZZ-15-DR-M-2000 - Rev P1 - Building A Level 15 (Roof) Mechanical Layout
- CGYB0-MTT-ZZZ-ZZ-DR-M-1000 - Rev P2 - Building B Corridor Cooling & AOV Schematic
- CGYB0-MTT-ZZZ-00-DR-M-5000 - Rev P2 - Building B Level 0 Mechanical Layout (Office Plant Room)
  
- M50-0101 - Rev D - MEZZANINE PLANT ROOM LAYOUT (Morrison's store)
- M57-0003 - Rev C - SERVICE YARD HVAC LAYOUT (Morrison's Store)
  
- CGYA0-PTA-XXX-XX-DR-AR-21501 - Rev C1 - Building A Precast Panel Elevation Sheet 1
- CGYA0-PTA-XXX-XX-DR-AR-21502 - Rev C1 - Building A Precast Panel Elevation Sheet 2
- CGYA0-PTA-XXX-XX-DR-AR-21503 - Rev C1 - Building A Precast Panel Elevation Sheet 3

- CGYA0-PTA-XXX-XX-DR-AR-21504 - Rev C1 - Building A Precast Panel Elevation Sheet 4
- CGYA0-PTA-XXX-XX-DR-AR-21552 - Rev C1 - Building A Precast Panel Elements Sheet 2
- CGYB0-PTA-XXX-XX-DR-AR-05201 - Rev C1 - Building B Setting Out Elevations Sheet 1
- CGYB0-PTA-XXX-XX-DR-AR-05202 - Rev C1 - Building B Setting Out Elevations Sheet 2
- CGYB0-PTA-XXX-XX-DR-AR-05203 - Rev C1 - Building B Setting Out Elevations Sheet 3
- CGYB0-PTA-XXX-XX-DR-AR-05204 - Rev C1 - Building B Setting Out Elevations Sheet 4
- CGYB0-PTA-XXX-XX-DR-AR-05205 - Rev C1 - Building B Setting Out Elevations Sheet 5
- CGYB0-PTA-XXX-XX-DR-AR-05206 - Rev C1 - Building B Setting Out Elevations Sheet 6
- CGYB0-PTA-XXX-XX-DR-AR-05207 - Rev C1 - Building B Setting Out Elevations Sheet 7
- CGYB0-PTA-XXX-XX-DR-AR-05208 - Rev C1 - Building B Setting Out Elevations Sheet 8
- CGYB0-PTA-XXX-XX-DR-AR-05209 - Rev C1 - Building B Setting Out Elevations Sheet 9
- CGYB0-PTA-XXX-XX-DR-AR-05210 - Rev C1 - Building B Setting Out Elevations Sheet 10
- CGYB0-PTA-XXX-XX-DR-AR-05211 - Rev C1 - Building B Setting Out Elevations Sheet 11
- CGYB0-PTA-XXX-XX-DR-AR-05212 - Rev C1 - Building B Setting Out Elevations Sheet 12
- CGYB0-PTA-XXX-XX-DR-AR-05213 - Rev C1 - Building B Setting Out Elevations Sheet 13
- CGYB0-PTA-XXX-XX-DR-AR-05214 - Rev C1 - Building B Setting Out Elevations Sheet 14
- CGYB0-PTA-XXX-XX-DR-AR-05215 - Rev C1 - Building B Setting Out Elevations Sheet 15
- CGYB0-PTA-XXX-XX-DR-AR-05216 - Rev C1 - Building B Setting Out Elevations Sheet 16

**Enclosed information – applicable to Condition 58 only**

- ZECGYB\_Camden\_Goods\_Yard\_Air\_Quality\_Condition\_58

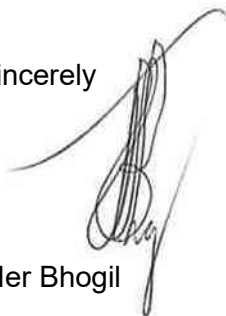
**Enclosed information – applicable to Condition 58 only**

Previously approved site reference drawings

- 1095\_00\_07\_001 – Rev P2 - Site location plan
- 1095\_00\_07\_100 – Rev P5 - Ground Floor Site-wider Plan

We trust the enclosed provides sufficient information to register, validate and discharge 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



Jasmininder Bhogil

Design Manager  
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