

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

28 November 2023

Planning Portal reference: PP-12637276

Dear Sofie,

FULL DISCHARGE OF CONDITION 28 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 full discharge of Condition 28 application within the Main Site parcel of the Camden Goods Yard project. This submission relates specifically to tree planting. Please note, any references to Buildings [A, B, - etc] on plans should read as Blocks.

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 scheme tries to include a wide range of differing species in the many spaces that form the whole site area. The tree plans submitted as part of this planning condition 28 are based on the originally approved landscape drawings. Small changes and movements of trees have been included based on the technical design constraints of this site.

To provide an enhanced ecological approach to this scheme, one objective was to review the types of trees we were specifying to see if we can provide a fully native planting scheme.

Native planting is not native to urban areas which generally have different microclimates and as such may find it harder to establish. Increased heat, wind and light reflection can affect plant growth along with potentially less soil and water.

However native species have been adapted by humans to create cultivars which have similar biodiversity benefits to the native species but maybe a different habit. For example, narrow crowned trees to fit more appropriately between buildings. Topiary planting would be similar alternative too. We have tried to use these constraints to provide a diverse array of species which will benefit the local wildlife populations and help expand the habitat areas which surround the site, especially to the eastern boundary.

The style of planting will appear different through winter months to other more conventional residential schemes. There would be less greenery than other similar evergreen heavy schemes but colour would come from bark and winter flowering or fruiting species.

The community gardens will include edible tree planting. There are a limited number of native fruit bearing trees so non-natives and cultivars are appropriate to provide the range of fruit bearing trees for these areas.

Species have been selected to the boundaries on the east and west side of the site to ensure that meet the requirements of Network Rail guidance on tree planting.

Overall the scheme will not be fully native but one which incorporates the style of a native scheme which we hope may be future proofed with climate adaptive species in the longer term.

The planning condition we are seeking to discharge in this application is set out in the below paragraphs.

Condition 28 Tree planting

Before the relevant part of the development (excluding Phase 1a) commences full details of the tree planting shall be submitted to and approved in writing by the local planning authority.

Such details shall include:

- (i) a schedule detailing species, sizes and locations of all 208 trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014 and the proximity of local highway and underground infrastructure where relevant;*
- (ii) details of any proposed earthworks including grading, mounding and other changes in ground levels;*
- (iii) a tree management plan including a scheme of maintenance and details of irrigation methods and measures*

Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

The relevant works shall be carried out in accordance with the details thus approved.

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.

Enclosed information

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

Drawing / Document No.	Title	Revision/Date
CGY00-PLA-XXX-XX-DR-LS-00301	Landscape sections	RevC01
CGY00-PLA-XXX-XX-DR-LS-00302	Landscape sections	RevC01
CGY00-PLA-XXX-XX-DR-LS-00420	Typical soft work details	RevC01
CGY00-PLA-XXX-XX-DR-LS-00421	Typical soft work details	RevC01
CGY00-PLA-ZZZ-RF-DR-LS-00244	Tree plan - Block B Roof terrace	RevC01
CGY00-PLA-ZZZ-RF-DR-LS-00245	Tree plan - Block C Roof terrace	RevC01
CGY00-PLA-ZZZ-RF-DR-LS-00246	Tree plan - Block F Roof terrace	Rev00
CGY00-PLA-ZZZ-ZZ-DR-LS-00240	Tree plan - Ground floor (1 of 4)	RevC01
CGY00-PLA-ZZZ-ZZ-DR-LS-00241	Tree plan - Ground floor (2 of 4)	RevC01
CGY00-PLA-ZZZ-ZZ-DR-LS-00242	Tree plan - Ground floor (3 of 4)	RevC01
CGY00-PLA-ZZZ-ZZ-DR-LS-00243	Tree plan - Ground floor (4 of 4)	RevC01
1095 00 07 001	Site location plan	Rev P2

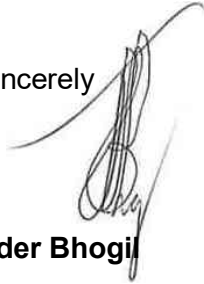
The original application has already been submitted electronically via the Planning Portal reference PP-12637276. The application fee of £180.00 has been paid through the planning portal's online payment system.

The document in the table is available on the following sharefile link:

<https://berkeley-group.sharefile.eu/d-s8035ae5e9ed74bdda5cc3545a464026d>

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 North London**