

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

20 November 2023

Planning Portal reference: PP-11839564

Dear Sofie,

FULL DISCHARGE OF CONDITION 53 AND PARTIAL DISCHARGE OF CONDITIONS 56 AND CONDITION 58 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 full discharge of Condition 53 and partial discharge of Condition 56 (for Block A and Block B only) and Condition 58 (for Block A and Block B only) in respect of the Main Site for the 'Camden Goods Yard' project. Details for approval of remaining relevant blocks and the basement will be submitted separately to LBC for approval in due course.

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

Since the previous submission, all information for Block A and Block B submitted to discharge details for Condition 56 and Condition 58 on 19 October remains relevant as previously submitted. Information relating to the basement has been omitted for clarity. Most recent letter and attached for reference.

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 original application has already 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.

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

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 Commercial Extract and Ventilation Strategy
 - CGY00-MTT-XXX-XX-RP-MEP-1807 Residential extract and Ventilation Strategy
 - CGY00-MTT-ZZZ-ZZ-DR-M-0001 - Mechanical Services Legend of Symbols
 - CGYA0-MTT-ZZZ-ZZ-DR-M-1000 - Building A Corridor Cooling & AOV Schematic (1 of 2)
 - CGYA0-MTT-ZZZ-ZZ-DR-M-1001 - Building A Corridor Cooling & AOV Schematic (2 of 2)
 - CGYA0-MTT-ZZZ-M1-DR-M-2000 - Building A Level M1 Mechanical Layout (Gym Plant Rm)
 - CGYA0-MTT-ZZZ-12-DR-M-2000 - Building A Level 12 (Roof) Mechanical Layout
 - CGYA0-MTT-ZZZ-15-DR-M-2000 - Building A Level 15 (Roof) Mechanical Layout
 - CGYB0-MTT-ZZZ-ZZ-DR-M-1000 - Building B Corridor Cooling & AOV Schematic
 - CGYB0-MTT-ZZZ-00-DR-M-5000 - Building B Level 0 Mechanical Layout (Office Plant Room)
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- CGYA0-DDU-A0-ZZ-DR-A-05001 – Building A GA Elevation North West
 - CGYA0-DDU-A0-ZZ-DR-A-05002 – Building A GA Elevation North East
 - CGYA0-DDU-A0-ZZ-DR-A-05003 – Building A GA Elevation South East
 - CGYA0-DDU-A0-ZZ-DR-A-05004 – Building A GA Elevation South West
 - CGYB0-DDU-B0-ZZ-DR-A-05201 - Building B Setting Out Elevations NW Sheet 1
 - CGYB0-DDU-B0-ZZ-DR-A-05202 - Building B Setting Out Elevations NW Sheet 2
 - CGYB0-DDU-B0-ZZ-DR-A-05203 - Building B Setting Out Elevations NE Sheet 3
 - CGYB0-DDU-B0-ZZ-DR-A-05204 - Building B Setting Out Elevations NE Sheet 4
 - CGYB0-DDU-B0-ZZ-DR-A-05205 - Building B Setting Out Elevations SE Sheet 5
 - CGYB0-DDU-B0-ZZ-DR-A-05206 - Building B Setting Out Elevations SE Sheet 6
 - CGYB0-DDU-B0-ZZ-DR-A-05207 - Building B Setting Out Elevations SW Sheet 7
 - CGYB0-DDU-B0-ZZ-DR-A-05208 - Building B Setting Out Elevations SW Sheet 8
 - CGYB0-DDU-B0-ZZ-DR-A-05209 - Building B Setting Out Elevations Sheet 9
 - CGYB0-DDU-B0-ZZ-DR-A-05210 - Building B Setting Out Elevations Sheet 10
 - CGYB0-DDU-B0-ZZ-DR-A-05211 - Building B Setting Out Elevations Sheet 11
 - CGYB0-DDU-B0-ZZ-DR-A-05212 - Building B Setting Out Elevations Sheet 12
 - CGYB0-DDU-B0-ZZ-DR-A-05213 - Building B Setting Out Elevations Sheet 13
 - CGYB0-DDU-B0-ZZ-DR-A-05214 - Building B Setting Out Elevations Sheet 14
 - CGYB0-DDU-B0-ZZ-DR-A-05215 - Building B Setting Out Elevations Sheet 15

- CGYB0-DDU-B0-ZZ-DR-A-05216 - Building B Setting Out Elevations Sheet 16
- CGYB0-DDU-B0-ZZ-DR-A-05217 - Building B Setting Out Elevations Sheet 17
- CGYB0-DDU-B0-ZZ-DR-A-05218 - Building B Setting Out Elevations Sheet 18

All relevant information in relation to Condition 53 can be downloaded as a single from the below link:

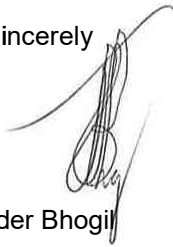
<https://berkeley-group.sharefile.eu/d-sa7411477e05742ea86f345efc6e90b25>

All relevant information in relation to Condition 56 & 58 can be downloaded as a single file from the below link

<https://berkeley-group.sharefile.eu/d-s9a4ab4e29faf4d3b974358b28813e323>

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.

Yours sincerely



Jasminder Bhogil

Design Manager
St George North London