



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

30 November 2023

Planning Portal reference: PP-12642513

Dear Sofie,

FULL DISCHARGE OF CONDITION 16 (PLAY SPACE) 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 16 application within the Camden Goods Yard project. This submission relates specifically to Play Space. Please note, any references to Buildings [A, B, - etc] on plans should read as Blocks. Note Play Space is located only on the Main Site parcel.

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) (the current permission) 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 we are seeking to discharge in this application is set out in the below paragraphs.

Condition 16 Play Space

Prior to commencement of the relevant works on the Main Site land parcel, details of a play strategy, including specifications of play equipment and surfaces and timing for installation and delivery of the relevant area, shall be submitted to and approved in writing by the local planning authority.

The strategy shall include full details of the following areas:

- a.) Southampton Square*
- b.) Goods Yard*
- c.) Doorstep, courtyard and incidental play across the Main Site*
- d.) A timetable for delivery of each of a-c.*

The approved play spaces shall be provided in their entirety in accordance with the approved timetable for delivery and shall be permanently retained thereafter.

Reason: To support the amenities of the proposed development and the wider area generally and ensure the development is suitable for children, in accordance with the requirements of A1 and H7 of the Camden Local Plan 2017.

Enclosed application 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-PUB-ZZ-DR-LS-00021	Gym areas - General Arrangement	RevC01
CGY00-PLA-PUB-ZZ-DR-LS-00022	Play areas - GA (1 of 3)	RevC01
CGY00-PLA-PUB-ZZ-DR-LS-00023	Play areas - GA (2 of 3)	RevC01
CGY00-PLA-PUB-ZZ-DR-LS-00024	Play areas - GA (3 of 3)	RevC04
CGY00-PLA-XXX-XX-DR-LS-00301	Landscape sections - Ground floor (2 of 8)	RevC02
CGY00-PLA-XXX-XX-DR-LS-00302	Landscape sections - Ground floor (3 of 8)	RevC01
CGY00-PLA-XXX-XX-DR-LS-00305	Landscape sections - Ground floor (6 of 8)	RevC01
CGY00-PLA-XXX-XX-DR-LS-00311	Landscape sections - Play areas	RevC01
CGY00-PLA-XXX-XX-DR-LS-00432	Typical gym equipment details	RevC00
CGY00-PLA-XXX-XX-DR-LS-00433	Typical play equipment details (1 of 3)	RevC01

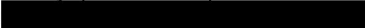


CGY00-PLA-XXX-XX-DR-LS-00434	Typical play equipment details (2 of 3)	RevC02
CGY00-PLA-XXX-XX-DR-LS-00435	Typical play equipment details (3 of 3)	RevC02
-	Play Areas Installation and Delivery Programme	-
1095_00_07_001	Site location plan	Rev P2

The application has already been submitted electronically via the Planning Portal reference PP-12642513. 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:



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

Design Manager
St George North London