



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

30 November 2023

Planning Portal reference: PP-12642898

Dear Sofie,

FULL DISCHARGE OF CONDITION 45 (WIND MICROCLIMATE) 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 45 all in connection with all areas identified in the condition on the Main Site parcel of the Camden Goods Yard project. These are set out later in this letter.

This submission relates specifically to Wind Microclimate. 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) (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 with the details seeking to be discharged shaded grey. The issue identified with the PFS Block was confirmed as no longer existing following wind assessment submitted as part of the 29 March 2023-approved Section 73 application (ref: 2022/3646/P). It has been agreed with officers that the Condition 45 wording will be updated in due course either via an NMA or a further S73 application.

Condition 45 Wind Microclimate

Prior to the commencement of the relevant works, a Wind Microclimate assessment including mitigation measures that demonstrates how the scheme would achieve a satisfactory wind environment (as per the Lawson Comfort Criteria - LDDC Variant) in the following receptor points (as identified by the Pedestrian Level Wind Microclimate Assessment dated 10 July 2020) should be submitted to and approved in writing by the local planning authority:

To levels suitable for 'sitting' during the summer season:

- o Ground Level Seating to the south and east of Block A respectively (measured locations 112 and 128 on Figure 14); and*
- o Roof Terrace Amenity for Block F (measured location 199 on Figure 15).*

To levels suitable for 'standing' during the windiest season:

- o Entrance on the southern elevation of Block A (measured location 111 on Figure 8)*

To levels suitable for 'strolling' during the windiest season.

- o Thoroughfares to the north west of the PFS Block (measured location 173 on Figure 13).*

No strong winds are permitted in any areas accessible to the public.

The approved mitigation measures are required and shall be provided in their entirety prior to the first occupation of any of the new dwellings and permanently retained thereafter.

Reason: To ensure that suitable measures are incorporated within the design to mitigate potential adverse wind environments and to safeguard the amenities of the area generally in accordance with the requirements of policy A1 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
2003256	Camden Goods Yard Technical Memo	-
1095_00_07_001	Site location plan	Rev P2

The application has already been submitted electronically via the Planning Portal reference PP-12642898. 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:

[Redacted 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 [Redacted email address]

[Redacted signature]

Jasminder Bhogil

**Design Manager
St George North London**