

Application ref: 2023/5084/P  
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Date: 25 January 2024

**Development Management**  
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St George West London  
Camden Goods Yard Project Office  
Gilbey's Yard  
London  
NW1 7DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Camden Goods Yard**  
**Chalk Farm Road**  
**London**  
**NW1 8EH**

Proposal:

Details of play space for condition 16 of planning permission 2022/3646/P dated 29/03/2023 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site).

Drawing Nos: Site Location Plan 1095\_00\_07\_001, CGY00-PLA-PUB-ZZ-DR-LS-00023 C01, CGY00-PLA-PUB-ZZ-DR-LS-00024 C02, CGY00-PLA-XXX-XX-DR-LS-00301 C02, CGY00-PLA-XXX-XX-DR-LS-00302 C02, CGY00-PLA-XXX-XX-DR-LS-00305 C01, CGY00-PLA-XXX-XX-DR-LS-00311 C01, CGY00-PLA-XXX-XX-DR-LS-00432 C00, CGY00-PLA-XXX-XX-DR-LS-00433 C01, CGY00-PLA-XXX-XX-DR-LS-00434 C02, CGY00-PLA-XXX-XX-DR-LS-00435 C02, Play Areas Installation and Delivery Programme (prepared by PLACE Design and Planning)

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting consent:

Condition 16 requires details of the play space on the main site, including play

equipment, surfaces and timings for installation and delivery to be provided. The areas within the main site identified are Southampton Square, Goods Yard, Makers Yard and Roundhouse Way.

The details submitted demonstrate that the children's play and gym equipment and surfaces across the main site will be of a sufficient standard to provide high quality amenity space, especially for children. This would help ensure that the overall development is suitable for children in accordance with the requirements of the condition. The play equipment will be installed two months prior to handover of the relevant areas which is considered sufficient.

The details have been reviewed by the Council's Green Spaces Team who have confirmed that the proposals are satisfactory.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, or on neighbouring amenity.

As such, the proposed details are in general accordance with Policies A1 and H7 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 2 [Blocks C, D, E1, E2 + F] (Residential Sound Mitigation), 7 (Prior completion sound testing), 8 [Blocks C, D, E1, E2 and F] (Enhanced sound insulation testing), 9 [Blocks C, D, E1 and F] (Enhanced sound insulation between uses), 10 [Blocks C, D, E1, E2 + F] (Fixed Mechanical plant noise), 11 (Plant associated with Food & Drink uses), 13 [Blocks C, D, E1, E2 + F] (Main Site plant - noise and vibration), 18 (local refuse storage), 19 [Blocks D+E1+E2] (Adaptable homes), 21 [Block C] (Obscure Glazing), 23 [Blocks B, C, D and F] (Communal Roof Terraces), 24 (Detailed landscape plan), 25 (Cycle Parking), 26 [Blocks B, C, D, E1, E2 and F] (Building details), 28 (Tree planting), 45 (Wind microclimate), 46 (Water Consumption), 51 [Blocks C, D, E1, E2 + F] (living roofs), 52 (PV Panels), 53 (Rainwater recycling), 55 [Blocks C, D, E1, E2 + F] (Bird and bat boxes), 56 (Mechanical ventilation), 58 (Air quality monitoring), 60 (Light strategy), 62d (Contaminated land) and 66 (Wheelchair homes) of the planning permission ref. 2022/3646/P dated 29/03/2023 (for variation to original permission 2017/3847/P dated 15/06/2018) needs details to be submitted.

Details regarding conditions 24, 26, 28, 45, 53, 56, 58 and 60 have been submitted and are currently under review by the Council and are awaiting determination.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer