

Application ref: 2023/0312/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Email: [Sofie.Fieldsend@camden.gov.uk](mailto:Sofie.Fieldsend@camden.gov.uk)  
Date: 1 February 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Jakub Bebelski  
St George House  
16 The Boulevard, Imperial Wharf  
London  
SW6 2UB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal: Details of rainwater recycling for condition 53 and mechanical ventilation for Blocks A and B pursuant to part of conditions 56 and 58 of planning permission 2020/3116/P dated 03/11/2020 (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: CGY0B-MTT-ZZZ-00-DR-P-5000 RevP2; CGY0B-MTT-ZZZ-B1-DR-P-2010 RevP3; CGY0B-MTT-ZZZ-B1-DR-P-2110 RevP3; CGYB0-MTT-ZZZ-08-DR-P-2000 RevP3; CGYB0-MTT-ZZZ-08-DR-P-2002 RevP2; CGYB0-MTT-ZZZ-08-DR-P-2003 RevP3; CGYB0-MTT-ZZZ-08-DR-P-2100 RevP2; CGYB0-MTT-ZZZ-08-DR-P-2102 RevP2; CGYB0-MTT-ZZZ-08-DR-P-2103 RevP2; CGYB0-MTT-ZZZ-ZZ-DR-P-1010 RevP3; CGYB0-MTT-ZZZ-ZZ-DR-P-1100 RevP3; CGYF0-MTT-ZZZ-ZZ-DR-P-1010 RevP3; rainwater harvesting strategy Rev.P1 by mTT Limited dated 20/2/23

CGY00-MTT-XXX-XX-RP-MEP-1802 - Issue1; CGY00-MTT-XXX-XX-RP-MEP-1807 - Issue1; CGY00-MTT-ZZZ-ZZ-DR-M-0001 - RevP1; CGYA0-MTT-ZZZ-ZZ-DR-M-1000 - RevP2; CGYA0-MTT-ZZZ-ZZ-DR-M-1001 - RevP2; CGYA0-MTT-ZZZ-M1-DR-M-2000 - RevP3; CGYA0-MTT-ZZZ-12-DR-M-2000 - RevP1; CGYA0-MTT-ZZZ-15-DR-M-2000 - RevP1; CGYB0-MTT-ZZZ-ZZ-DR-M-1000 - RevP2; CGYB0-MTT-ZZZ-00-DR-M-5000 - RevP2; CGYA0-DDU-A0-ZZ-DR-A-05001 - RevC02; CGYA0-DDU-A0-ZZ-DR-A-

05002 - RevC02; CGYA0-DDU-A0-ZZ-DR-A-05003 - RevC04; CGYA0-DDU-A0-ZZ-DR-A-05004 - RevC01;

All with prefix (CGYB0-DDU-B0-ZZ-DR-A-052): 01 RevC03; 02 RevC03; 03 RevC03; 04 RevC03; 05 RevC03; 06 RevC03; 07 RevC03; 08 RevC03; 09 - RevC02; 10 - RevC02; 11 RevC02; 12 RevC02; 13 RevC02; 14 RevC02; 15 RevC02; 16 RevC02; 17 RevC02 and 18 RevC02.

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

Informative(s):

1 Reasons for granting approval:

Condition 53 requires details of Blocks B and F's rainwater recycling proposals. A Rainwater Harvesting Strategy and plans and layouts for the relevant blocks were submitted. The Council's sustainability officer has reviewed the details and considered that they are sufficient. The details are considered to ensure the development contributes to minimising the need for further water infrastructure in an area of water stress.

This is also a partial discharge of details for Blocks A and B only for conditions 56 and 58. Conditions 56 and 58 require details of the mechanical ventilation system including air inlet locations. Details of the proposed mechanical ventilation systems for the residential and commercial elements were provided. Plans were also submitted showing the air inlet locations .

The Council have reviewed the details and considered that they are sufficient. The details are considered to protect the amenity of residents and occupiers and to safeguard the amenities.

Conditions 53 and partially 56 and 58 for Blocks A and B only can therefore be discharged. The full impact of the proposed development has already been assessed. The details are considered be in accordance with the requirements of Policies A1, A4, CC3 and CC4 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), 16 (play space), 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 16, 24, 26, 28, 45 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer