

Application ref: 2023/5085/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 6 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)

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**  
**NW1 8EH**

Proposal:

Details of wind microclimate measures for condition 45 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:

Covering Letter (St George, dated 30/11/2023), Technical Memorandum (RWDI dated 28/11/2023)

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

Informative(s):

#### 1 Reasons for granting consent:

Condition 45 requires details of the wind microclimate including mitigation measures to ensure that the development does not suffer from strong winds that would impact on the enjoyment of the public realm spaces. The condition specifically relates to the open spaces to the south and east of Block A, the roof terrace on Block F and the northwest of the PFS block.

Location 112 as stated in the approved Wind Microclimate Assessment from 2020 has been revised so that the seating area has been omitted. In addition, location 128 would now be a play area instead of seating area. The wind in these areas was found to be acceptable for standing in summer and strolling on the windiest days and would be acceptable for the revised uses. The wind microclimate in these locations would therefore be acceptable.

The roof terrace in block F is to be assessed under a future section 73 application relating to that block and as such is not being considered under this application. Similarly, the PFS site is to be assessed under a future application and is also therefore not being considered under this application.

The full impact of the proposed development has already been assessed as part of the application ref. 2017/3847/P. The proposed details are acceptable and would ensure that the development provides adequate amenity value.

As such, the proposed details are in general accordance with Policy A1 of the London Borough of 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), 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 relating to conditions 26, 53, 56, 58, 60, 24 and 28 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 2023.

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 corner of the page.

Daniel Pope  
Chief Planning Officer