

Application ref: 2023/3634/P  
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St George West London  
Camden Goods Yard Project Office  
Gilbey's Yard  
London  
NW1 7DZ  
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:  
Partial details of lighting for condition 60 (a-b and d-f) 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: External Lighting Rev.P.02 by Atelier Ten Ltd dated 23/8/23; solar glare assessment by gia chartered surveyors dated 15.9.23 and Certificate of corporate membership for Institution of Lighting Professionals for Atelier Ten Ltd.

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

Informative(s):

#### **1 Reasons for granting approval:**

This is a partial discharge of details for parts a-b and d-f only. Part C relates to the petrol filling station. A lighting report and details of the lighting engineer's qualifications were submitted. Atelier Ten Ltd is a corporate member Institute of Lighting Professionals which meets the requirement.

The condition requires details of external lighting to the public realm, buildings and signage on Block B. The street lighting should be designed in line with Camden's Streetscape Design Manual and mitigation measures if required for bats in line with the Bat Conservation Guidelines. It should consider the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties within and outwith the site, maintenance, whole life cost and energy use and safe operation of the railways.

The Council's nature conservation and designing out crime officers have reviewed the details and considered that they are sufficient. Network Rail were consulted and raised no objection with the caveat that Network Rail will revisit the effects of Glint and Glare at the construction stage. Condition 60 (parts a-b and d-f) can therefore be discharged. The full impact of the proposed development has already been assessed.

The details are considered to ensure that they maintain a high quality of amenity and a safe environment in accordance with the requirements of Policies D1 and A3 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) [Block F], 46 (Water Consumption), 51 [Blocks C, D, E1, E2 + F] (living roofs), 52 (PV Panels), 55 [Blocks C, D, E1, E2 + F] (Bird and bat boxes), 56 (Mechanical ventilation) [Blocks C, D, E1, E2 and F], 58 (Air quality monitoring) [Blocks C, D, E1, E2 and F], 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 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 the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer