

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

19 March 2024

Planning Portal reference: PP-12556771

Dear Sofie,

PARTIAL DISCHARGE OF CONDITION 26 FOR PLANNING PERMISSION REF: 2022/3646/P 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 26 application within the Main Site parcel of the Camden Goods Yard project relating specifically to the building details for Block B, (including Urban Farm) and the standalone Affordable Workspace.

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) 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 following paragraphs.

Condition 26 Building Details

Phase 1a of the development will be built out in accordance with the building details shown on the approved drawings.

Prior to commencement of the relevant works on each building (excluding Phase 1a) detailed drawings, or samples of materials as appropriate relating to that building, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of typical windows (including jambs, head and cill), ventilation grills and external doors and canopies
- b) Plan, elevation and section drawings, of typical shop fronts at a scale of 1:10;
- c) Typical plan, elevation and section drawings of balustrading to terraces and balconies;
- d) Manufacturer's specification details or samples (as appropriate) of all facing materials
- e) Details including sections, plans and elevations of the roof top conservatories and structures for the Urban Farm
- f) Details including section, plans, elevations and material samples for the gantry structure accessing the Urban Farm
- g) Details and samples of roofing materials of sloping roofs
- h) Sample panel of typical elevation (minimum 1m x 1m in size) including a glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing
- i) Details of relevant gates, railings, door and louvres on buildings which face the public realm.

g) Details of external plant enclosures
The relevant works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during construction of the relevant works for the relevant building.

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

The cover letter has been reissued to include the supplementary report: "CGY B,AW Condition 26 Building Details-Materials_REV01", which assists in navigating the construction details previously submitted on 25/10/23 as stated below.

Enclosed information Block B

In addition to this letter, this application includes the following full supporting information in support of the discharge of the conditions for Block B:

Drawing / Document No.	Title	Revision/Date
H055 CGY MSP1-Con26 Building-B DR JB 231025	Drawing Register Condition 26 Building B	Rev-01

The documents as listed in the table is available on the following sharefile link:

<https://berkeley-group.sharefile.eu/public/share/web-sc3bf65df64144ab099aa455dcf7fdd51>

Enclosed information Affordable Workspace

In addition to this letter, this application includes the following supporting information in support of the discharge of the condition for the standalone Affordable Workspace:

Drawing / Document No.	Title	Revision/Date
H055 CGY MSP1-Con26 AWS DR JB 231025	Drawing Register Condition 26 Affordable Workspace	Rev-01

The documents as listed in the table is available on the following sharefile link:

<https://berkeley-group.sharefile.eu/public/share/web-sdf5e97ff6a1546ad81a88435f8086ba6>

The original application has already been submitted electronically via the Planning Portal reference PP-12556771. The application fee of £180.00 has been paid through the planning portal's online payment system.

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 emmanouil.magkaris@stgeorgeplc.com

Yours sincerely



Emmanouil Magkaris

**Design Manager
St George North London**

St George North London Limited

Project - Camden Goods Yard

Job Number - H055

H055 CGY MSP1-Con26 AWS DR JB 231025

Drawing Register Condition 26 Affordable Workspace

Revision - 01



Document Reference	Document Title	Drawing Number	Revision
CGYAW-DDU-AW-00-DR-A-03102	Affordable Workspace Ground Floor Plan	03102	C01
CGYAW-DDU-AW-00-DR-A-03154	Affordable Workspace Ground Floor Plan Sheet 1 of 2	03154	C01
CGYAW-DDU-AW-00-DR-A-03155	Affordable Workspace Ground Floor Plan Sheet 2 of 2	03155	C01
CGYAW-DDU-AW-B1-DR-A-03100	Affordable Workspace B1 Level Floor Plan	03100	C05
CGYAW-DDU-AW-B1-DR-A-03150	Affordable Workspace B1 Floor Plan Sheet 1 of 2	03150	C01
CGYAW-DDU-AW-B1-DR-A-03151	Affordable Workspace B1 Floor Plan Sheet 2 of 2	03151	C01
CGYAW-DDU-AW-B1-SK-A-67100	Fire Strategy Affordable Workspace B1 Level Floor Plan	67100	P01
CGYAW-DDU-AW-BM-DR-A-03101	Affordable Workspace Mezzanine Floor Plan	03101	C04
CGYAW-DDU-AW-BM-DR-A-03152	Affordable Workspace Mezzanine Floor Plan Sheet 1 of 2	03152	C01
CGYAW-DDU-AW-BM-DR-A-03153	Affordable Workspace Mezzanine Floor Plan Sheet 2 of 2	03153	C01
CGYAW-DDU-AW-BM-SK-A-67101	Fire Strategy Affordable Workspace Mezzanine Floor Plan	67101	P01
CGYAW-DDU-AW-ZZ-DR-A-04100	Affordable Workspace Sections 1, 2, 3 & 4	04100	C03
CGYAW-DDU-AW-ZZ-DR-A-31102	Affordable Workspace Curtain Wall Details	31102	C03
CGYSW-DDU-AW-00-SK-A-20102	Affordable Workspace Ground Floor Plan	20102	P02
CGYSW-DDU-AW-B1-DR-A-03100	Affordable Workspace B1 Floor Plan	03100	C02
CGYSW-DDU-AW-B1-SK-A-20100	Affordable Workspace B1 Level Floor Plan	20100	P02
CGYSW-DDU-AW-BM-SK-A-20101	Affordable Workspace Mezzanine Floor Plan	20101	P02
CGYSW-DDU-AW-ZZ-DR-A-05100	Affordable Workspace Elevations 1, 2 & 3	05100	C02
CGYSW-DDU-AW-ZZ-DR-A-31101	Affordable Workspace Curtain Wall Elevations	31101	C01
CGYSW-DDU-AW-ZZ-SK-A-24101	Affordable Workspace External Stairs Plan, Section and Details, including handrails	24101	P01

St George North London Limited
Project - Camden Goods Yard
Job Number - H055
H055 CGY MSP1-Con26 Building-B DR JB 231025
Drawing Register Condition 26 Building B
Revision - 01



Document Reference	Document Title	Drawing Number	Revision
CGYB0-DDU-B0-00-DR-A-03032	Building B Level 00 GA Plan	03032	C01
CGYB0-DDU-B0-01-DR-A-03034	Building B Level 01 GA Plan	03034	C01
CGYB0-DDU-B0-02-DR-A-03035	Building B Level 02 GA Plan	03035	C01
CGYB0-DDU-B0-03-DR-A-03036	Building B Level 03 GA Plan	03036	C01
CGYB0-DDU-B0-04-DR-A-03037	Building B Level 04 GA Plan	03037	C01
CGYB0-DDU-B0-05-DR-A-03038	Building B Level 05 GA Plan	03038	C01
CGYB0-DDU-B0-06-DR-A-03039	Building B Level 06 GA Plan	03039	C01
CGYB0-DDU-B0-07-DR-A-03040	Building B Level 07 GA Plan	03040	C01
CGYB0-DDU-B0-08-DR-A-03041	Building B Level 08 GA Plan	03041	C01
CGYB0-DDU-B0-0M-DR-A-03033	Building B Level 0M GA Plan	03033	C01
CGYB0-DDU-B0-RF-DR-A-03042	Building B Roof Level GA Plan	03042	P02
CGYB0-DDU-B0-ZZ-DR-A-05201	Building B Setting Out Elevations NW Sheet 1	05201	C02
CGYB0-DDU-B0-ZZ-DR-A-05202	Building B Setting Out Elevations NW Sheet 2	05202	C02
CGYB0-DDU-B0-ZZ-DR-A-05203	Building B Setting Out Elevations NE Sheet 3	05203	C02
CGYB0-DDU-B0-ZZ-DR-A-05204	Building B Setting Out Elevations NE Sheet 4	05204	C02
CGYB0-DDU-B0-ZZ-DR-A-05205	Building B Setting Out Elevations SE Sheet 5	05205	C02
CGYB0-DDU-B0-ZZ-DR-A-05206	Building B Setting Out Elevations SE Sheet 6	05206	C02
CGYB0-DDU-B0-ZZ-DR-A-05207	Building B Setting Out Elevations SW Sheet 7	05207	C02
CGYB0-DDU-B0-ZZ-DR-A-05208	Building B Setting Out Elevations SW Sheet 8	05208	C02
CGYB0-DDU-B0-ZZ-DR-A-05209	Building B Setting Out Elevations Sheet 9	05209	C02
CGYB0-DDU-B0-ZZ-DR-A-05210	Building B Setting Out Elevations Sheet 10	05210	C02
CGYB0-DDU-B0-ZZ-DR-A-05211	Building B Setting Out Elevations Sheet 11	05211	C02
CGYB0-DDU-B0-ZZ-DR-A-05212	Building B Setting Out Elevations Sheet 12	05212	C02
CGYB0-DDU-B0-ZZ-DR-A-05213	Building B Setting Out Elevations Sheet 13	05213	C02
CGYB0-DDU-B0-ZZ-DR-A-05214	Building B Setting Out Elevations Sheet 14	05214	C02
CGYB0-DDU-B0-ZZ-DR-A-05215	Building B Setting Out Elevations Sheet 15	05215	C02
CGYB0-DDU-B0-ZZ-DR-A-05216	Building B Setting Out Elevations Sheet 16	05216	C02
CGYB0-DDU-B0-ZZ-DR-A-05217	Building B Setting Out Elevations Sheet 17	05217	C02

CGYB0-DDU-B0-ZZ-DR-A-05218	Building B Setting Out Elevations Sheet 18	05218	C02
CGYB0-DDU-B0-ZZ-DR-A-07031	Building B Bay Details Sheet 1	07031	C01
CGYB0-DDU-B0-ZZ-DR-A-07033	Building B Bay Details Sheet 3	07033	C01
CGYB0-DDU-B0-ZZ-DR-A-07034	Building B Bay Details Sheet 4	07034	C01
CGYB0-DDU-B0-ZZ-DR-A-07035	Building B Bay Details Sheet 5	07035	C01
CGYB0-DDU-B0-ZZ-DR-A-07036	Building B Bay Details Sheet 6	07036	C01
CGYB0-DDU-B0-ZZ-DR-A-07037	Building B Bay Details Sheet 7	07037	C01
CGYB0-DDU-B0-ZZ-DR-A-07038	Building B Bay Details Sheet 8	07038	C01
CGYB0-DDU-B0-ZZ-DR-A-07039	Building B Bay Details Sheet 9	07039	C01
CGYB0-DDU-B0-ZZ-DR-A-07040	Building B Bay Sections Sheet 10	07040	C01
CGYB0-DDU-B0-ZZ-DR-A-07041	Building B Bay Sections Sheet 11	07041	C01
CGYB0-DDU-B0-ZZ-DR-A-07042	Building B Bay Sections Sheet 12	07042	C01
CGYB0-DDU-B0-ZZ-DR-A-07130	Building B Bay Details Call-Outs Sheet 1	07130	C02
CGYB0-DDU-B0-ZZ-DR-A-21120	Building B External Wall Details Sheet 1 - Jamb and Sill Detail	21120	C02
CGYB0-DDU-B0-ZZ-DR-A-21121	Building B External Wall Details Sheet 2 - Movement Joint Detail	21121	C02
CGYB0-DDU-B0-ZZ-DR-A-21122	Building B External Wall Details Sheet 3 - Duplex Bay Roof Details	21122	C02
CGYB0-DDU-B0-ZZ-DR-A-21123	Building B External Wall Details Sheet 4 - Moment Frame Detail	21123	C01
CGYB0-DDU-B0-ZZ-DR-A-21124	Building B External Wall Details Sheet 5 - Courtyard Perimeter Details	21124	C04
CGYB0-DDU-B0-XX-DR-A-31031	Building B Window-Door Types Sheet1	31031	C02
CGYB0-DDU-B0-XX-DR-A-31032	Building B Window-Door Types Sheet2	31032	C02
CGYB0-DDU-B0-ZZ-DR-A-31038	Building B Curtain Walling Windows & Doors Sheet 1	31038	C01
CGYB0-DDU-B0-ZZ-DR-A-31039	Building B Curtain Walling Windows & Doors Sheet 2	31039	C01
CGYB0-DDU-B0-ZZ-DR-A-31040	Building B Curtain Walling Windows & Doors Sheet 3	31040	C01
CGYB0-DDU-B0-00-DR-A-36829	Building B Metalwork Level 00 Walkaway Screen	36829	C02
CGYB0-DDU-B0-01-DR-A-36024	Building B Level 01 Office Terrace Soffit Plan	36024	C01
CGYB0-DDU-B0-08-DR-A-36812	Building B Core B3 Roof Plant Louvre Screen - Plan	36812	C01
CGYB0-DDU-B0-08-DR-A-36814	Building B Core B2 Roof Plant Louvre Screen - Plan	36814	C01
CGYB0-DDU-B0-XX-DR-A-36022	Building B Metal Door Schedule	36022	C01
CGYB0-DDU-B0-ZZ-DR-A-36120	Building B Balustrade Details Type Ba	36120	C03
CGYB0-DDU-B0-ZZ-DR-A-36121	Building B Balustrade Details Type Bb	36121	C03
CGYB0-DDU-B0-ZZ-DR-A-36122	Building B Balustrade Details Type Bc	36122	C05
CGYB0-DDU-B0-ZZ-DR-A-36126	Building B Balustrade Details Type Bf	36126	C02
CGYB0-DDU-B0-ZZ-DR-A-36301	Building B Urban Farm North Escape Staircase	36301	C02
CGYB0-DDU-B0-ZZ-DR-A-36302	Building B Urban Farm South Escape Staircase	36302	C02
CGYB0-DDU-B0-ZZ-DR-A-36303	Building B Urban Farm Lifts Tower	36303	C02
CGYB0-DDU-B0-ZZ-DR-A-36620	Building B Balcony Details Flat Metal Front Panel	36620	C06

CGYB0-DDU-B0-ZZ-DR-A-36621	Building B Aluminium Decking & Soffit Sheet 1	36621	C02
CGYB0-DDU-B0-ZZ-DR-A-36622	Building B Aluminium Decking & Soffit Sheet 2	36622	C02
CGYB0-DDU-B0-ZZ-DR-A-36623	Building B Aluminium Decking & Soffit Sheet 3	36623	C02
CGYB0-DDU-B0-ZZ-DR-A-36624	Building B Balcony Details Btb3	36624	C07
CGYB0-DDU-B0-ZZ-DR-A-36813	Building B Core B3 Roof Plant Louvre Screen - Elevations	36813	C01
CGYB0-DDU-B0-ZZ-DR-A-36815	Building B Core B2 Roof Plant Louvre Screen - Elevations	36815	C01
CGYB0-DDU-B0-ZZ-DR-A-36820	Building B Metalwork Plantroom Morrisons	36820	C02
CGYB0-DDU-B0-ZZ-DR-A-36821	Building B Metalwork Core B2	36821	C02
CGYB0-DDU-B0-ZZ-DR-A-36822	Building B Metalwork Morrisons Service Yard Entrance	36822	C02
CGYB0-DDU-B0-ZZ-DR-A-36823	Building B Metalwork CGY Signage	36823	C02
CGYB0-DDU-B0-ZZ-DR-A-36824	Building B Metalwork Urban Farm Entrance Signage	36824	C02
CGYB0-DDU-B0-ZZ-DR-A-36825	Building B Metalwork Arches Roller Shutters	36825	C02
CGYB0-DDU-B0-ZZ-DR-A-36826	Building B Metalwork Moment Frame	36826	C02
CGYB0-DDU-B0-ZZ-DR-A-36827	Building B Metalwork Morrison's Plantroom & Substation	36827	C02
CGYB0-DDU-B0-ZZ-DR-A-36828	Building B Metalwork Substation Doors	36828	C02
CGYB0-DDU-B0-ZZ-DR-A-36830	Building B Metalwork Core B1 Screen	36830	C02
CGYB0-DDU-B0-ZZ-DR-A-36831	Building B Metalwork Core B3 Screen	36831	C02
CGYB0-DDU-B0-ZZ-DR-A-36832	Building B Metalwork Gates / Partition	36832	C02
CGYB0-DDU-B0-ZZ-DR-A-36840	Building B Metalwork Urban Farm Entrance Signage Details	36840	C02