

Application ref: 2023/4589/P
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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:

Partial details of 'building details' for condition 26 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). Details provided in relation to Block B.

Drawing Nos: CGYB0-DDU-B0-00-DR-A-03032, CGYB0-DDU-B0-01-DR-A-03034, CGYB0-DDU-B0-02-DR-A-03035, CGYB0-DDU-B0-03-DR-A-03036, CGYB0-DDU-B0-04-DR-A-03037, CGYB0-DDU-B0-05-DR-A-03038, CGYB0-DDU-B0-06-DR-A-03039, CGYB0-DDU-B0-07-DR-A-03040, CGYB0-DDU-B0-08-DR-A-03041, CGYB0-DDU-B0-0M-DR-A-03033, CGYB0-DDU-B0-RF-DR-A-03042, CGYB0-DDU-B0-ZZ-DR-A-05201, CGYB0-DDU-B0-ZZ-DR-A-05202, CGYB0-DDU-B0-ZZ-DR-A-05203, CGYB0-DDU-B0-ZZ-DR-A-05204, CGYB0-DDU-B0-ZZ-DR-A-05205, CGYB0-DDU-B0-ZZ-DR-A-05206, CGYB0-DDU-B0-ZZ-DR-A-05207, CGYB0-DDU-B0-ZZ-DR-A-05208, CGYB0-DDU-B0-ZZ-DR-A-05209, CGYB0-DDU-B0-ZZ-DR-A-05210, CGYB0-DDU-B0-ZZ-DR-A-05211, CGYB0-DDU-B0-ZZ-DR-A-05212, CGYB0-DDU-B0-ZZ-DR-A-05213, CGYB0-DDU-B0-ZZ-DR-A-05214, CGYB0-DDU-B0-ZZ-DR-A-05215, CGYB0-DDU-B0-ZZ-DR-A-05216, CGYB0-DDU-B0-ZZ-DR-A-05217, CGYB0-DDU-B0-ZZ-DR-A-05218, CGYB0-DDU-B0-ZZ-DR-A-07031, CGYB0-DDU-B0-ZZ-DR-A-07033, CGYB0-DDU-B0-ZZ-DR-A-07034, CGYB0-DDU-B0-ZZ-DR-A-07035, CGYB0-DDU-B0-ZZ-DR-

A-07036, CGYB0-DDU-B0-ZZ-DR-A-07037, CGYB0-DDU-B0-ZZ-DR-A-07038, CGYB0-DDU-B0-ZZ-DR-A-07039, CGYB0-DDU-B0-ZZ-DR-A-07040, CGYB0-DDU-B0-ZZ-DR-A-07041, CGYB0-DDU-B0-ZZ-DR-A-07042, CGYB0-DDU-B0-ZZ-DR-A-07130, CGYB0-DDU-B0-ZZ-DR-A-21120, CGYB0-DDU-B0-ZZ-DR-A-21121, CGYB0-DDU-B0-ZZ-DR-A-21122, CGYB0-DDU-B0-ZZ-DR-A-21123, CGYB0-DDU-B0-ZZ-DR-A-21124, CGYB0-DDU-B0-XX-DR-A-31031, CGYB0-DDU-B0-XX-DR-A-31032, CGYB0-DDU-B0-ZZ-DR-A-31038, CGYB0-DDU-B0-ZZ-DR-A-31039, CGYB0-DDU-B0-ZZ-DR-A-31040, CGYB0-DDU-B0-00-DR-A-36829, CGYB0-DDU-B0-01-DR-A-36024, CGYB0-DDU-B0-08-DR-A-36812, CGYB0-DDU-B0-08-DR-A-36814, CGYB0-DDU-B0-XX-DR-A-36022, CGYB0-DDU-B0-ZZ-DR-A-36120, CGYB0-DDU-B0-ZZ-DR-A-36121, CGYB0-DDU-B0-ZZ-DR-A-36122, CGYB0-DDU-B0-ZZ-DR-A-36126, CGYB0-DDU-B0-ZZ-DR-A-36301, CGYB0-DDU-B0-ZZ-DR-A-36302, CGYB0-DDU-B0-ZZ-DR-A-36303, CGYB0-DDU-B0-ZZ-DR-A-36620, CGYB0-DDU-B0-ZZ-DR-A-36621, CGYB0-DDU-B0-ZZ-DR-A-36622, CGYB0-DDU-B0-ZZ-DR-A-36623, CGYB0-DDU-B0-ZZ-DR-A-36624, CGYB0-DDU-B0-ZZ-DR-A-36813, CGYB0-DDU-B0-ZZ-DR-A-36815, CGYB0-DDU-B0-ZZ-DR-A-36820, CGYB0-DDU-B0-ZZ-DR-A-36821, CGYB0-DDU-B0-ZZ-DR-A-36822, CGYB0-DDU-B0-ZZ-DR-A-36823, CGYB0-DDU-B0-ZZ-DR-A-36824, CGYB0-DDU-B0-ZZ-DR-A-36825, CGYB0-DDU-B0-ZZ-DR-A-36826, CGYB0-DDU-B0-ZZ-DR-A-36827, CGYB0-DDU-B0-ZZ-DR-A-36828, CGYB0-DDU-B0-ZZ-DR-A-36830, CGYB0-DDU-B0-ZZ-DR-A-36831, CGYB0-DDU-B0-ZZ-DR-A-36832, CGYB0-DDU-B0-ZZ-DR-A-36840.

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

Informative(s):

1 Reasons for granting consent:

Condition 26 requires building details, or samples of materials as appropriate, to be submitted for review and approval in order to safeguard the appearance of the buildings and the character and appearance of the wider area. The details required include those in regard to typical windows, ventilation grills, external doors, canopies, balustrading, facing materials, roof top structures including the Urban Farm, roofing materials for sloping roofs, typical elevations, gates, railings and external plant enclosures. This submission seeks to provide these details as appropriate in relation to Building B only, and details of the other buildings and affordable workspace will require further submission.

The details submitted demonstrate that the design details will be of sufficient quality and in alignment with the parent permission 2022/3646/P dated 29 March 2023. The details have been reviewed by the Council's Design and Conservation 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.

As such, the proposed details are in general accordance with Policies D1, D2 and D3 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 [Affordable Work Space, 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), 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 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



Daniel Pope
Chief Planning Officer