

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

15 April 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).

**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 revised to advise that the standalone Affordable Workspace drawing submission has been withdrawn from the original application, which now seeks the partial discharge of condition 26 for the building details of Block B, (including Urban Farm).

All information stated on the drawing register for block B remains the same.

**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:

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

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

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

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](mailto:emmanouil.magkaris@stgeorgeplc.com)

Yours sincerely



**Emmanouil Magkaris**

**Design Manager  
St George North London**