

Application ref: 2024/3372/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Emmanouil Magkaris
Camden Goods Yard Project Office
Gilbey's Yard
London
NW1

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 basement Air Quality Monitoring for condition 58 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: CGY0B-WAT-0B-B1-DR-M-02010 C1, CGY0B-MTT-ZZZ-ZZ-DR-M-1000 C1, CGY-MAK-XX-00-DR-A-00-050 P2, Air Quality Assessment (DustScan dated April 2024), Cover Letter (St George, dated 25/07/2024)

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

Informative(s):

1 Reasons for granting consent:

This application seeks to partially discharge condition 58 of planning permission 2022/3646/P, in particular, the details relating to the basement ventilation system. A previous approval of details application has already been determined to partially discharge this condition in relation to Blocks A and B under ref 2023/0312/P.

Following ongoing discussion with Council officers, the proposed exhaust system of the diesel life safety generator located in the basement has been amended. It is now proposed that a flue extending 3m above the west elevation of building E2 would be provided. An air quality impact assessment which includes dispersion modelling has been submitted which shows that the impact from the exhaust would not adversely affect neighbouring occupiers. The dispersion modelling shows that whilst the pollution is over 60µg/m³ for the 4 hour test this would only be twice a year and does not exceed 200µg/m³ at any point and is within the annual mean requirement of 40µg/m³. For PM10 50µg/m³ is not exceeded (24 hour mean) and the annual mean is within the 20µg/m³ target for Camden. Therefore this is acceptable and significantly improved compared to without a stack. Moreover, it is anticipated that the generator would be only used for short periods for testing purposes and is there as a backup option in the unlikely event that electric power supply fails in an emergency. As such, the details are now acceptable and would reduce air quality impacts for residents.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on neighbouring amenity. The details are in general accordance with policies A1, A4 and CC4 of the 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), 25 (Cycle Parking), 26 [Affordable Work Space, C, D, E1, E2 and F] (Building details), 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.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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