

Edward Hodgson
Regeneration and Planning
London Borough of Camden
Camden Town Hall
London
WC1H 8ND

18th October 2024

Dear Sir/Madam,

**FULL DISCHARGE OF CONDITION 71 TEMPORARY FOODSTORE (PHASE 1A):
DISASSEMBLY AND CIRCULAR ECONOMY 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 full discharge of Condition 71 in respect of the Main Site for the 'Camden Goods Yard' project. Details for approval of remaining relevant blocks will be submitted separately to LBC for approval in due course.

Please note, any references to 'Buildings' [A, B, - etc] on plans should read as Blocks.

This application has been submitted through the planning portal on 18th October 2024 with reference **PP-13496837**.

1. 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.

Subsequently, a S96a non-material amendment was approved by Camden Council on 6th February 2019 (2019/0153/P). This altered the wording of Condition 49A to refer specifically to the PFS land parcel.

On 24 December 2019, the description of development of the Original Permission was amended pursuant to section 96A of the 1990 Act (decision reference 2019/6301/P).

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 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.

On 1 February 2024, an application for submission of details for partial discharge for Blocks A and B was discharged pursuant to Conditions 56 and 58 (application ref: 2023/0312/P).

2. Condition 71 Temporary Foodstore (Phase 1a): Disassembly and Circular Economy

No later than 38 months from first occupation or at least 12 months before vacation of the temporary foodstore building by the supermarket, whichever is sooner, a Reuse and Restoration strategy should be submitted to the local planning authority and approved in writing.

The strategy should include details of:

- a) how the building, materials and plant equipment will be disassembled and reused.
- b) timings for disassembly and the site restoration/build out.

The disassembly and site restoration must be undertaken in accordance with the approved details.

Reason: In order to ensure that the materials are reused in accordance with circular economy principles and to ensure that the land is cleared and left in a reasonable state to retain the visual amenity of the area in accordance with policies D1, D2 and CC2 of the London Borough of Camden and Policy S17 of Intend to publish London Plan (2019).

3. Supporting Information

In addition to this letter, this application includes the following supporting information for the full discharge of the condition for the Temporary Foodstore (Morissons)

1. Reuse and Restoration Strategy report - 15112-WBS-XX-XX-RP-V-59001 C02

The Reuse and Restoration Strategy report assesses the temporary structure, evaluating its condition, constraints, and potential for material reuse. By implementing this strategy, the structure becomes a "Material Bank," offering materials that can be reused or recycled in future projects. The report includes the following:

- 1. Documentation of the re-usable Elements
 - i. Desktop collection of the existing information of the Temporary Foodstore such as as-built drawings, as-built specifications, etc.
 - ii. Site visit to validate the information gathered and confirm condition, and context of construction of materials.
 - iii. Identification of Elements to be reused.
- 2. Disassembly & Reuse Strategy
 - i. Disassembly strategy and reuse guide for key Building Element Categories.
 - ii. Inclusion of St. George's indicative program for disassembly and the site restoration.
 - iii. Identification of elements which are suitable for Material Passporting.

We trust the enclosed provides sufficient information to register, validate and discharge this application. If you have any queries or require further detail to determine this application please contact Emmanouil Magkaris via:

emmanouil.magkaris@stgeorgeplc.com

Yours sincerely,

Emmanouil Magkaris



Design Manager
St George City Limited