

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

22nd October 2024

Dear Sir/Madam,

PARTIAL DISCHARGE OF CONDITION 11 (MORRISONS SUPERSTORE) 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 11 (Plant associated with Food & Drink uses) for Morrisons Superstore only 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 22nd October 2024 with reference **PP-13505876**.

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 11 (Plant associated with Food & Drink uses)

Prior to commencement of the relevant ground floor food and drink use hereby approved, details of any extract ventilating system associated with the relevant ground floor food and drink uses hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an Acoustic Impact report prepared by a suitably qualified and experienced acoustic engineer which sets out how the equipment would meet the Council's published noise (as set out in Condition 10) and vibration (as set out in Table A of Appendix 3 to the Local Plan 2017) standards.

Such details shall also include details of the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises. No primary cooking shall take place within the relevant premises unless all such measures as approved have been installed and are in full working order.

The equipment and any associated mitigation measures shall be installed in accordance with the details thus approved and shall thereafter be maintained in accordance with the manufacturers' recommendations.

In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.

Details approved in relation to the temporary store under ref. 2020/4160/P shall be installed as approved and thereafter maintained in accordance with the manufacturers' recommendations, unless otherwise approved in writing by a further approval pursuant to this condition.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, TC1, TC2 and TC4 and TC5 of the Camden Local Plan 2017.

3. Supporting Information

In addition to this letter, this application includes the following supporting information for the discharge of Condition 11:

- WMS Camden – Planning Condition 11 Report

This is a technical report prepared by the Morrisons Supermarket Mechanical & Electrical engineer (DDA) in order to provide evidence of the range of measures to be employed, in response to the requirements of Condition 11.

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:

[REDACTED]
Yours sincerely,

Emmanouil Magkaris

[REDACTED]
Design Manager
St George City Limited