

Application ref: 2024/5060/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 25 November 2024

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 Chalk Farm Road
Gilbey's Yard
London
NW1 8EH

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 for Blocks A and B of Water consumption for condition 46 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: Water Consumption Efficiency Report by Energist dated 31/10/24

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

Informative(s):

1 Reasons for granting approval

This is a partial discharge of details for Blocks A and B only relating to residential water consumption. The condition requires that prior to the occupation of each Plot, evidence be submitted to and approved by the local planning authority, demonstrating that the development achieves a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use.

A technical assessment which evaluates water efficiency across all types of residential occupancy, demonstrating compliance with the water consumption targets has been submitted. This is considered acceptable. As such, condition

46 in relation to Blocks A and B can be discharged.

The full impact of the proposed development has already been assessed. The details are considered to ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with the requirements of Policy CC1 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), 25 (Cycle Parking), 26 [Affordable Work Space, C, D, E1, E2 and F] (Building details), 46 [Blocks C, D, E1, E2 + F] (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



Daniel Pope
Chief Planning Officer