

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

28 November 2024

Planning Portal reference: PP-13599162

Dear Edward,

**PARTIAL DISCHARGE OF CONDITION 26 (BLOCK A) RELATING TO PLANNING PERMISSION REF: 2017/3847/P (AS AMENDED). AT MORRISONS SUPERSTORE AND PETROL FILLING STATION, CAMDEN GOODS YARD, CHALK FARM ROAD NW1 8EH**

We write regarding discharge of Condition 26 application in respect of the Main Site for the 'Camden Goods Yard' project. This submission relates specifically to the Building Details and Material approvals for Block A only. Following approval of building details for Block A via a partial discharge of Condition 26, this application seeks re-approval of all building details whilst encompassing updates to residential balcony panel appearance and materiality only.

**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.

### **Condition 26 Building Details**

*“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 condition parts above that are greyed out do not apply to Block A.

### **Purpose of Submission**

Block A Building Details (Condition 26) were approved via an application for partial discharge on 14<sup>th</sup> July 2023 ref: 2023/0276/P.

Since approval of the original building details for Block A and following engagement with our supply chain as part of project delivery, St George has encountered challenges with delivering glass reinforced stone (GRC) panels to the inset balconies of homes. Following engagement with LBC officers to agree an alternative deliverable material, this application seeks formal approval of revised details of materials to Block A inset balcony panels only. To do this we are submitting all original application documents, with those affected by the above changes including revised details for approval.

The issues with the current approved GRC details are outlined in the *CGY Building A Planning Condition 26 Report* located on page no 21. Brief summary provided below outlines the issues:

- There are considerable CDM, health & safety and installation concerns to practically be able to install a single GRC panel in a restricted working space of such significant weight and scale.
- Altering the GRC design by splitting up the panels into reduced weighted panels as an option would result in significant visible joints which are both unsightly, not in line with the consented details or with the architectural vision.
- Using GRC panels in balcony locations lend themselves to be susceptible to being damaged... making it difficult to maintain, repair or replace the panel and then a concern to provide matching finish

The revised textured PPC aluminium panel we are proposing has been explained and presented in the *CGY Building A Planning Condition 26 Report* located on page no's 22 & 23. Brief summary provided below outlines the rationale behind the revised proposal:

- Textured PPC GRC effect panel provided no visual difference to the adjacent precast concrete panel and the detail would align with the original GRC consented detail.
- Textured PPC panel can be delivered in single full height cladding panel in-line with the consented vision as opposed to an unsightly multiple tiled GRC panel arrangement as outlined on page 22 of the condition report.
- The proposing PPC panel ensures the panel can be safely handled and installed. Through the building's lifetime gives the greatest ability to ensure the panels can be maintained, cleaned and safely allow for panel replacement should it be required.

A site visit was undertaken with LBC officer 7 November 2024. A full physical mock-up of the revised proposal, described above, was presented.

Officer agreed that the textured PPC panel provides a near perfect match to the adjacent precast cladding panels. Following guidance received from officer at the site

visit, St George have also successfully agreed to deliver the PPC panel in a single panel rather than 2 panels making the proposal seamlessly tie into the consented scheme.

### **Enclosed information**

In addition to this letter, this application includes the following updated submission documents as summarised in the table below.

<b>Approved Drawing / Document No.</b>	<b>Title</b>	<b>Revised Drawing / Document Rev</b>
n/a	13508_CGY Block A Con 26 Report	Rev A
CGYA0-DDU-A0-ZZ-DR-A-07003	Block A Bay Details Sheet 3	C07
CGYA0-DDU-A0-ZZ-DR-A-21011	Block A External Wall Plan Details Sheet 1	C05
CGYA0-DDU-A0-ZZ-DR-A-21012	Block A External Wall Plan Details Sheet 2	C05

Within the *CGY Building A Planning Condition 26 Report*, updated information is contained on pages 21, 22 and 23 only. All other pages remain unchanged from the approved document for Block A.

The original application has already been submitted electronically via the Planning Portal reference PP-13599162. The application fee of £215 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 [arvind.varsani@stgeorgeplc.com](mailto:arvind.varsani@stgeorgeplc.com)

Yours sincerely

**Arvind Varsani**

**Head of Technical  
St George City**