

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

20th November 2024

Dear Sir/Madam,

**PARTIAL DISCHARGE OF CONDITION 25 (BLOCK A) 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 25 (Cycle Parking) for Block A 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 20th November 2024 with reference **PP-13576754**.

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 25 (Cycle Parking)

The development on the PFS land parcel (Phase 1a) shall be carried out in accordance with the details approved for secure and covered cycle storage area for 8 long stay cycles and 42 short stay cycle parking spaces shall be provided as shown on the approved drawings on 06/11/2020 under reference 2020/4159/P or other such details which have been submitted to and approved in writing by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any part of development, and retained for the duration of the temporary use.

Prior to first occupation of each building (excluding Phase 1a) secure and covered bicycle parking shall be provided in its entirety for that building in accordance with the relevant schedule of cycle parking in 'Appendix H Cycle Parking Strategy' of the Addendum to the Transport Assessment and drawing numbers CGY-MAK-XX-00-DR-A-02-150 Rev.P2 and CGY-MAK-XX-00-DR-A-06-161 Rev.P2 for Phase 1b, hereby approved.

The facilities as implemented shall be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

3. Supporting Information

In addition to this letter, this application includes the following supporting information for the partial discharge of the condition for block A:

1. CGY00-PLA-ZZZ-ZZ-DR-LS-00003_Retail Cycle spaces
2. CGYA0-DDU-A0-M1-DR-A-03004_Office cycle spaces
3. CGYA0-STG-A0-00-DR-A-03003_GF Residential Cycle Parking

The above are technical drawings prepared by St George and the project design consultants to confirm the capacity of the cycle parking facilities for Building A.

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:

Yours sincerely,

Emmanouil Magkaris

Design Manager
St George City Limited