

Application ref: 2024/5499/P
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Date: 3 January 2025

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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: Resubmission of partial details of 'building details' for condition 26 for Block A 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: CGYA0--DDU-A0-ZZ-DR-A-21012 rev C05, CGYA0--DDU-A0-ZZ-DR-A-21011 rev C05, CGYA0--DDU-A0-ZZ-DR-A-07003 C07, Building A Planning Condition 26 report Rev A (28 November 2024), Cover Letter (28 November 2024)

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

Informative(s):

1 Reasons for granting consent:

This application seeks to discharge the building material details for Block A, (condition 26) which were previously approved under approval of details application ref. 2023/0276/P.

The previously approved details included the use of glass reinforced stone

panels to the inset balconies. However, during construction, a number of challenges were encountered including difficulties with installing the panels, and concerns over their maintenance. Following discussions with the Council's Urban Design team, an alternative solution, namely textured polyester powder coated aluminium has been proposed. This change is considered acceptable as it does not greatly differ in appearance from the previously approved details and aligns with the original design intent of the building.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene.

As such, the proposed details are in general accordance with policy D1 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 for the remaining blocks other than block A), 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