

Application ref: 2024/5681/P
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Date: 10 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: Partial details of cycle parking for Block A for condition 25 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: Cover Letter dated 20/11/2024, CGY00-PLA-ZZZ-ZZ-DR-LS-00003 C02, CGYAO-STG-A0-00-DR-A-03003 REV 00, CGYAO-DDU-A0-M1-DR-A-03004 C02

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

Informative(s):

1 Reasons for granting permission:

Condition 25 of planning permission 2022/3646/P requires details of the proposed cycle parking for the various blocks in the main site. This application relates solely to the cycle parking at Block A, and the details of the other blocks will be submitted in due course. As such, this application is for partial discharge only.

The cycle parking requirements for Block A include 2 spaces for retail cycle parking, 10 spaces for office users, and 148 spaces for residents, of which 14 are accessible. The submitted plans indicated 2 spaces for retail parking, 12 spaces for office users, and 149 spaces for residents, of which 14 are accessible spaces. Therefore, the cycle parking requirements for Block A have

been met and condition 25 can be partially discharged. The Council's Transport and Highways team have reviewed the submitted details and have deemed them to be acceptable and in accordance with policy T1 of the Local Plan.

The full impact of the proposed development has already been assessed. As such, the proposed details are in general accordance with policy T1 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 for the remaining blocks other than Block A), 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