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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Camden Goods Yard

Address Line 1

Chalk Farm Road

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

NW1 8EH

Description of site location must be completed if postcode is not known:

Easting (x)

528412

Northing (y)

184106

Description

Applicant Details

Name/Company

Title

Mr

First name

Emmanouil

Surname

Magkaris

Company Name

St George

Address

Address line 1

Camden Goods Yard Chalk Farm Road

Address line 2

Gilbey's Yard

Address line 3

London

Town/City

London

County

Country

United Kingdom

Postcode

NW1 8EH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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. "Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) for new homes (Class C3 market and affordable) together with non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, 2 education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore." 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.

Reference number

15/06/20218 ref: 2017/3847/P 06/02/2019 (S96a) ref: 2019/0153/P 24/12/2019 ref: 2019/6301/P 05/05/2020 (S73) ref: 2020/0034/P 03/12/2024 (S73) ref 2020/3116/P 29/03/2023 (S73) ref: 2022/3646/P

Date of decision (date must be pre-application submission)

18/06/2018

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 62 D Contaminated land: HR2 Site Investigation and Remediation Scheme

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

21/09/2020

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

This submission seeks the partial discharge of Condition 62.d in relation to a) ground gas assessment for the site land parcels corresponding to blocks A, B,C,F and b) the imported topsoil/subsoil for the site land parcel corresponding to block A.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

A Remediation & Verification report prepared by Geo-Environmental Services in relation to the development for the site at The Former Camden Goods Yard, Chalk Farm, Road, Camden Town, London NW1 8AA.

The remedial strategy and verification plan have been developed to reflect findings from all site phases. Based on these findings, remediation works were carried out for the ground gas mitigation and the installation information was assessed by Geo-Environmental, along with the documentation for the imported topsoil/subsoil purposed for the proposed landscaped areas.

This submission seeks the partial discharge of Condition 62.d in relation to a) ground gas remediation measures applied for the site land parcels corresponding to blocks A, B,C,F [blocks over podium/basement] and b) the imported topsoil/subsoil for the site land parcel corresponding to block A.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Emmanouil Magkaris

Date

26/02/2025