

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

26 February 2025

Planning Portal reference: PP-13778677

Dear Edward,

**PARTIAL DISCHARGE OF CONDITION 62D FOR PLANNING PERMISSION
REF: 2017/3847/P (AS AMENDED). 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 **62D** (Contaminated land: HR2 Site Investigation and Remediation Scheme) 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) imported topsoil/subsoil for the site land parcel corresponding to block A.

Details for approval of remaining relevant blocks will be submitted separately to LBC.

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 23 February 2022, the description of development of the Original Permission was amended pursuant to section 96A of the 1990 Act (decision reference 2022/0673/P).

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.

Details pursuant to condition 62B of planning permission 2020/3116/P dated 03/11/2020 were discharged on 14/05/2021 (application ref: 2021/0171/P)

62 (a) and (c) are noted as compliance requirements

Condition 62 (Contaminated land: HR2 Site Investigation and Remediation Scheme)

a. The development on the PFS parcel of land shall not be implemented other than in accordance with the details approved on 14/01/2020 under reference 2019/6377/P or other such details which have been submitted to and approved in writing by the local planning authority.

b. Development on the Main Site land parcel shall be carried out in accordance with the approved Contaminated Land: HR2 Site Investigation and Remediation Scheme details approved on 14/05/2021 under reference 2021/0171/P or other such details which have been submitted to and approved in writing by the local planning authority.

If at any time during the works on the relevant parcel of land additional significant contamination is discovered which was not identified in the site investigation for that parcel, a revised remediation scheme for that parcel which fully assesses the contaminants and mitigation measures, shall be submitted and approved by the local planning authority.

c. Development on the PFS land parcel shall be carried out in accordance with the approved remediation report approved on 15/10/2020 under reference 2020/4016/P or other such details pursuant to the condition which have been submitted and approved in writing by the local authority.

d. No part of the development on the Main Site land parcel shall be occupied until the approved remediation report for the relevant zone in that parcel of land has been submitted to and approved in writing by the local planning authority.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with Policy A1 of the Camden Local Plan 2017.

The application has been submitted electronically via the Planning Portal reference PP-13778677. The application fee of £145 has been paid through the planning portal's online payment system.

In addition to this letter, this application includes the following supporting information for closing condition.

Enclosed information – Condition 62D

- GE22945 - Verification CS2 Gas Protection

The Remediation & Verification Report above, has been prepared by Geo-Environmental Services for the development at The Former Camden Goods Yard, Chalk Farm Road, Camden Town, London NW1 8AA.

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

We trust the enclosed provides sufficient 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: emmanouil.magkaris@stgeorgeplc.com

Yours sincerely,

Emmanouil Magkaris

Design Manager
St George City Limited