

Application ref: 2024/4866/P
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Date: 23 April 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 plant associated with food and drink uses for the Morrison's superstore for condition 11 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: Planning Condition 11 Report (dated 08/10/2024, prepared by DDA),
Covering Letter

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

Informative(s):

1 Reasons for granting consent:

This application seeks to partially discharge condition 11 of planning permission 2022/3646/P (which amended 2017/3847/P), which requires details of the extract ventilation systems for the food and drink provision at ground floor of the new Morrison's store, to ensure that the noise, vibration and odour levels are in accordance with the Council's minimum environmental health

standards.

This application relates to the new Morrison's store only and similar details for other blocks across the site which are secured by the condition will be submitted in due course.

A report has been submitted demonstrating the proposed measures to mitigate against noise, vibration and odours to ensure compliance with the Council's standards. The report has been reviewed by the Council's Environmental Health team who deem it to be acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on neighbouring amenity.

As such, the proposed details are in general accordance with policies A1 and A4 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 for the other blocks excluding the Morrison's Store), 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer