

Christopher Smith
London Borough of Camden
Development Control
Town Hall Extension Argyle Street
London
WC1H 8EQ

Our ref: NE/2025/138039/01
Your ref: 2025/0939/P
Date: 22 April 2025

Dear Christopher,

Camden Goods Yard, Chalk Farm Road, London, NW1 8EH.

Variation of Conditions 3, 4, 5, 6 (approved drawings and documents) and 73 (number and mix of residential units) of planning permission 2017/3847/P dated 15/6/18 (as amended by permission refs. 2020/0034/P, 2020/3116/P and 2022/3646/P) to secure amendments including: a reduction in the number of homes; a reduction in the percentage of affordable housing; alterations to the mix of homes provided; an increase to the building footprint of Block E1; reductions to the heights of Blocks C, E1, E2 & F; an increase in the height of Block D to accommodate a lift overrun; provision of additional staircases to Blocks C, E1 and F; and relocation of escape stairs for the supermarket. This application is accompanied by an addendum to the original Environmental Statement.

Thank you for consulting us on the above application on 31 March 2025.

Environment Agency Position

Based on a review of the submitted information within our remit, we have no comments to make on the proposed changes to the above application. Therefore, we have **no comments** on the variation of conditions **3, 4, 5, 6, or 73**.

Advice to applicant

Water Resources

Increased water efficiency in new developments potentially enables more growth to be realised without an increased availability of water resources. Developers can highlight responsible water use as a positive corporate social responsibility message that will boost the commercial appeal of the development. For the homeowner/tenant, lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures in all developments, particularly in those that are new. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be all considered as an integral part of new developments and/or refurbishments. The technology used to achieve improved water efficiency (e.g.

efficient fittings, greywater recycling, etc) is also an attractive feature for many prospective building owners and tenants.

We recommend that all new non-residential developments of 1000sqm gross floor area or more (i.e. 'major' developments) should achieve the [BREEAM 'excellent' standard](#) for water consumption (category 'WAT 01'), or equivalent. This standard may already be a requirement of the local planning authority.

We also recommend you contact your Local Planning Authority for more information.

Pre-Application Advice

Regarding future applications, if you would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our planning advice service. If you wish to request a document review or meeting, please contact our team [REDACTED]

Further information on our charged planning advice service is available at; <https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Lucy Serjent

[REDACTED]

