

Application ref: 2025/1259/P
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Date: 30 May 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 land contamination remediation for condition 62(d) 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:
Report on Verification for Block A & B (prepared by Geo-Environmental 14/02/2025),
Cover Letter (St George 26/02/2025)

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

Informative(s):

1 Reasons for granting consent.

Condition 62(d) of the parent permission requires the remediation report for the relevant zone to be submitted in relation to land contamination risk.

A verification report has been submitted and reviewed by the Council's Land Contamination Officer who has deemed it to be sufficient and contains

adequate information to demonstrate that future occupiers will be protected from possible contamination.

The report is considered sufficient to address partial discharge of Condition 62(d) in relation to ground gas remediation measures applied for the site land parcels corresponding to blocks A,B,C,F, as well as imported topsoil/subsoil for the site land parcel corresponding to block A. Details for the remaining blocks are outstanding and will come forward in due course due to the phased nature of the scheme.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policy A1 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 for the remaining Blocks D, E1, E2 and F) and 66 (Wheelchair homes) of 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