

ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Head of Planning, Transport and Health Service - Richard Rewes BA Hons. MICE C.Eng Dip TE

Tel 071 - 278 4444

Fax 071 - 860 5556

Grimley J R Eve,
10 Stratton Street,
London,
W1X. 5FD.Our Reference: PL/9300040/R1
Case File No: H10/9/P
Tel. Inqu:
Ian Pestel ext. 5970

Date: 31 AUG 1993

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
Town and Country Planning (Applications) Regulations 1988

Permission for Development on an Outline Application (Conditional)

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 14th January 1993


Address : Camden Goods Yard, Chalk Farm Road, NW1.

Proposal : The redevelopment of land at Camden Goods Yard to provide a retail store with a gross floorspace of 58,800sq. ft. (30,000sq. ft. net), associated surface car parking for staff and customers, a petrol filling station and a total of 197 residential units, consisting of 28 four-bedroom houses 49 three-bedroom houses, 70 two-bedroom units and 50 one-bedroom flats, together with 135 car parking spaces, as shown on drawing nos. 92/442/P01, 2274/P/1, and 92/442/SK4a and 5 for illustrative purposes, revised on 26.02.93.

Standard and Other Condition(s):

01 FOR CONDITIONS AND REASONS - SEE ATTACHED SHEETS.

Reason(s) for Standard and Other Condition(s):

Yours faithfully,
Head of Planning, Transport & Health Services
(Duly authorised by the Council to sign this document)

ADDITIONAL CONDITIONS

1. The design and external appearance of the buildings and the landscaping of the site ("the reserved matters") shall be approved by the Council before work on the site is commenced.
2. The details submitted for approval in connection with Condition 1 shall also include:
 - details of the layout of all roads, including junction arrangements on Chalk Farm Road, footpaths, cycle routes, bus and taxi waiting and turning areas and facilities, car parking areas,
 - details of the lighting and security measures,
 - details of the fencing or other means of enclosure at the boundary of the site with railway land,
 - a scheme for the preservation and restoration of those parts of the canal towpath wall and railings within the site.
3. An application for approval of the reserved matters shall be submitted to the Council within three years from the date of this permission.
4. The development hereby approved shall be begun not later than either five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later.
5. The store shall not open for trading until all roads, including the entrance junction, cycleways, footpaths, parking, waiting and servicing areas serving the store and the pedestrian and cycle link from Oval Road to Chalk Farm Road, have been laid out in accordance with plans which have been submitted to and approved by the Council, and have been made ready for use.
6. All of the hard and soft landscaping works associated with the access routes and the retail store area shall be carried out to a reasonable standard in accordance with the approved landscaping details, prior to the opening for trading of the store. Any trees or areas of planting which, within a period of 5 years from the occupation of the store, die, are removed or become seriously diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of a similar size and species unless the Council gives written consent to any variation.

12. Within the areas allocated for housing, trial pits shall be dug and samples analysed according to a scheme to be agreed by the Pollution and Public health team of the Council before works start on the housing. Within these areas the developer shall dispose of spoil, cap off garden areas with 1 metre of clean material. In any case, where contamination is found which is in excess of the standards as set out in the Interdepartmental Committee on the Reclamation of Contaminated Land memorandum, the developer shall undertake such other measures as may be required by the Council following the pit investigations.
13. The whole of the car parking accommodation for the residential accommodation shown in the drawings to be submitted shall be provided and retained permanently for parking the vehicles of residential occupiers and their visitors.
14. During the period of development, the developer shall afford access at all reasonable times to any archaeologist nominated by the Council and shall allow him / her to observe excavations and record items of interest and finds.
15. All underground horse tunnels within the site shall be retained unless otherwise agreed with the Council.
16. Details submitted in accordance with Conditions 1 and 2 shall show the retention and re-use of all of the existing granite sets within the site unless otherwise agreed by the Council.
17. Development shall not commence until details of on and off site drainage works have been submitted to and approved by the Local Planning Authority. No works which result in the discharge of foul or surface water from the site shall be commenced until the off site drainage works referred to above have been completed.

REASONS FOR CONDITIONS

1. In order that the Council may give consideration to the details of the proposed development.
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3. In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
5. In order to ensure that the development is completed and occupied as permitted.

7. All of the hard and soft landscaping works associated with the housing areas shall be carried out to a reasonable standard in accordance with the approved landscaping details, prior to the occupation of the housing. Any trees or areas of planting which, within a period of 5 years from the occupation of the store, die, are removed or become seriously diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of a similar size and species unless the Council gives written consent to any variation.
8. The net sales area of the retail store shall not exceed 30,000 sq. feet.
9. No more than 465 car parking spaces shall be provided for the use of store customers, of which at least 21 shall be designed and reserved for the use of people with disabilities.
10. A minimum of 6 cycle parking spaces shall be provided for staff working at the store and a minimum of 18 cycle parking stands for store customers.
11. The residential units shall, where possible, be so designed that the following Max. External Noise Levels (1m from proposed dwellings) from road and rail traffic, measured as LAeq, are not exceeded. Where they are exceeded, a scheme of acoustic insulation as defined in the Noise Insulation Regulations and as agreed with the Pollution and Public Health Team of the Council shall be provided.

Period	Times	Room	Trains	Road Traffic
Day	0700-1900	Living	65dba Leq12hr	62dba
Evening	1900-2200	Living	60dBA Leq3hr	60dBA
Evening	1900-2200	Bedrooms	55dBA Leq3hr	52dBA
Night	2200-0700	Bedrooms	55dBA Leq9hr	50dBA

Such insulation shall also be provided in accordance with an approved scheme where residential facades are exposed to 80dB(A)max.

Additional screening, to a design agreed in advance with the Council, shall be erected to protect any garden which would be exposed to 24 hour LAeq of at least 56dBA.

The residential units shall be so designed that the following standard is complied with. Within habitable rooms, levels of vibration shall not exceed :-

Period	Time	Vibration Dose Value VDV (ms-1.75)
Day	0700-2300	0.4
Night	2300-0700	0.13

6. To ensure that the landscaping associated with the access routes and the retail store area is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
7. To ensure that the landscaping associated with the housing areas is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
8. In order to ensure that the development is completed and occupied as permitted.
9. In order to ensure that the parking provision does not exceed that which would be required by the operation of the store.
10. In order to ensure that there is adequate provision for cyclists both working and using the store.
11. In order to ensure that the new development is adequately protected against the penetration of noise and vibration.
12. To safeguard the residential amenities and health of the occupiers and users of the residential accommodation.
13. To ensure the permanent retention of the space for residential parking purposes and to ensure that the use of the development does not add to traffic congestion.
14. To ensure that there is an opportunity to investigate this site which is considered to be of archaeological interest.
15. In order to safeguard the special historic interest of the area.
16. In order to safeguard the special historic interest of the area.
17. To ensure that the Council may be satisfied with the drainage arrangements for the site.

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STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING
PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the