

Application ref: 2019/5988/P
Contact: Kristina Smith
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Date: 22 December 2019

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Ms J Offord
St George House
16 The Boulevard
Imperial Wharf
London
SW6 2UB

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: Details pursuant to Condition 54 (bat survey) of planning permission ref. 2017/3847/P (dated 15/07/2018) for Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and redevelopment of the main supermarket site to include the erection of seven buildings

Drawing Nos: Preliminary Bat Roost Assessment (dated November 2019; prepared by Middlemarch Environmental); Cover letter (dated 28 November 2019)

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting approval:

An updated bat survey has been submitted as more than 12 months has elapsed since the date of the last approved survey in June 2017 and the commencement of development.

The submitted report has been reviewed by Wild London (acting on behalf of the Council) who confirm that the survey provides sufficient information and no further work is required as long as construction commences in the next 18months. If not, a repeat survey will be required.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

One comment has been received which is not relevant to the current approval of details application and as such, is not a material planning consideration.

As such, the submitted details are in general accordance with Policy A3 of the Camden Local Plan 2017 and it is recommended that the condition be discharged.

- 2 You are advised that the following conditions require details to be submitted and approved in writing prior to Commencing Development on the Petrol Filling Station site: 29 (Tree protection), 47 (Drainage), 48 (Water Supply), 49 (HS2 Safeguarding), 57 (Piling), 62 (Site Investigation and Remediation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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