



Sofie Fieldsend  
Regeneration and Planning  
London Borough of Camden  
Camden Town Hall  
London  
WC1H 8ND

13<sup>th</sup> May 2020

Planning Portal reference: PP-08706203

Dear Sofie,

**PARTIAL DISCHARGE OF CONDITIONS 56 (MECHANICAL VENTILATION), 58 (AIR QUALITY MONITORING) AND 60 (LIGHTING STRATEGY) PURSUANT TO PLANNING PERMISSION REF: 2020/0034/P AT CAMDEN GOODS YARD, CHALK FARM ROAD, NW1 8EH.**

Please find enclosed an application to discharge conditions 56, 58 and 60 pursuant to planning permission ref: 2020/0034/P, in respect of the temporary food store (Phase 1a) on the Petrol Filling Station (PFS) land parcel at Camden Goods Yard.

The following drawings have been submitted in support of this application:

Condition	Drawing Title	Drawing No.
56 & 58	External Mechanical Services Layout	19/3359/M50/EX01 Rev 0
	External Mechanical Services Elevations	19/3359/M50/EX02 Rev 0
	Roof Mechanical Services Layout	19/3359/M50/RF01 Rev 0
60	Morrisons Temporary Store External Ltg	Rev 2

**Project background**

On 15 June 2018 full planning permission (ref: 2017/3847/P) was granted for the redevelopment of the 3.26 hectare site known as Camden Goods Yard, located off Chalk Farm Road.

On 7 January 2020 a Section 73 application was submitted (ref: 2020/0034/P) to vary Condition 4 (approved drawings) to secure a single storey temporary food store on the PFS land parcel with associated parking, servicing, access and landscaping. This application was granted on 5 May 2020, resulting in the issue of an amended planning permission for the Camden Goods Yard site.

**Condition 56, 58 and 60**

This application seeks to discharge conditions 56, 58 and 60 in respect of the temporary food store (Phase 1a) secured by the amended planning permission (ref: 2020/0034/P). The wording of these conditions is as follows:



#### 56. Mechanical Ventilation

*Prior to commencement of the superstructure of each building, full details of the mechanical ventilation system including air inlet locations for that building shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed and maintained in accordance with the approved details.*

*Reason: To protect the amenity of residents and occupiers and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.*

#### 58. Air Quality Monitoring

*Prior to commencement of the superstructure of each building and of the supermarket basement, details of the mechanical ventilation system for the structure shall be submitted to and approved in writing by the local planning authority. The building details shall include the include air inlet locations. The basement carpark details shall include locations of outlets and expected pollutant concentrations. The development shall thereafter be constructed and maintained in accordance with the approved details.*

*Reason: To protect the amenity of residents and occupiers and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies A1, CC4 and A4 of the Camden Local Plan 2017.*

#### 60. Lighting Strategy

*Prior to commencement of the first building superstructure on the PFS land parcel, a lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings on that parcel shall be submitted to and approved in writing by the local planning authority.*

*Prior to commencement of the first building superstructure on the Main Site land parcel, a lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings on that parcel shall be submitted to and approved in writing by the local planning authority.*

*Such strategy for the relevant parcel of land shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties within and outwith the site, maintenance, whole life cost and energy use and safe operation of the railways.*

*The details shall include the following, where relevant to that land parcel:*

- a. lighting to the streets and circulation areas in the public realm*
- b. external elevations of buildings including entrances and any architectural lighting*
- c. lighting within all publically accessible areas of ground floor in the Petrol Filling Station*



- d. details of any lighting to the Camden Goods Yard signage on Block B*
- e. incorporation of measures to take account of the foraging and roosting habitat for bats to the south of the site and along the railway corridors by referencing Bat Conservation Guidelines*
- f. incorporation of street lighting designed to Camden's Streetscape Design Manual*

*Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The development on the relevant parcel of land shall not be carried out in accordance with the details thus approved for that parcel of land and shall be fully implemented before the premises on that parcel of land are first occupied.*

*Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.*

This application has been submitted electronically via the Planning Portal reference PP-08706203. The application fee of £116 has been paid through the planning portal's online payment system.

I trust the enclosed provides sufficient information to discharge this condition. If you have any queries or require further detail to determine this application please do not hesitate to contact me on 07717 800540 or at [alex.lewers@stgeorgeplc.com](mailto:alex.lewers@stgeorgeplc.com).

Yours sincerely,



Alexander Lewers  
**Land Buyer**  
**St George West London Ltd**