



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

11 September 2020

Planning Portal reference: PP-09048824

Dear Sofie,

PARTIAL DISCHARGE OF CONDITION 25 PURSUANT TO PLANNING PERMISSION REF: 2020/0034/P AT CAMDEN GOODS YARD, CHALK FARM ROAD, NW1 8EH

Please find enclosed an application to discharge condition 25 pursuant to planning permission ref: 2020/0034/P at Camden Goods Yard, in respect of the temporary Morrisons store (Phase 1a).

Please find enclosed the following supporting information:

1. Application form, duly completed;
2. Cycle parking plan (ref: 1095_03_07_601_P03);
3. Horizontal two bike locker product specification; and
4. ASF 8000 Sheffield stainless steel cycle stand production specification.

This application has been submitted electronically via the Planning Portal reference PP-09048824. The application fee of £116 has been paid through the planning portal's online payment system.

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 5 May 2020 a Section 73 application (ref: 2020/0034/P) was granted for variation of Condition 4 (approved drawings) to secure a single storey temporary food store on the PFS land parcel with associated parking, servicing, access and landscaping.

Condition 25 of the planning permission as amended requires the following for the temporary store (Phase 1a):

Prior to first occupation of the temporary supermarket on the PFS (Phase 1a), full details of the secure and covered cycle storage area for 8 long stay cycles spaces and 42 short stay cycle parking spaces shall be provided, including the provision of 8



spaces available for larger cargo bike type cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any part of development, and retained for the duration of the temporary use.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

Proposed Cycle Parking

The proposed cycle parking comprises:

- 4no. storm grey horizontal two bike lockers, providing a total of 8 secure and covered long stay cycle parking spaces
- 21no. standard finish ASF 8000 Sheffield stainless steel cycle stands, providing a total of 42 short stay spaces, including 8 for larger cargo bike type cycles

Cycle lockers are recognised by the London Cycling Design Standards (LCDS) as offering secure and dry parking and storage for longer stays. The proposed bike lockers weigh 115kg each, are fitted with 3 point locking and will be located to the rear of the store in a well-lit area with CCTV monitors. To ensure accountability of the employees who use the bike lockers, Morrisons will operate a signing in and out system.

Sheffield stands are identified in Camden Planning Guidance: Transport as one of the council's preferred types of short stay cycle parking. The proposed Sheffield stands will have root base fixings, as shown in the enclosed product specification. They will be located in highly visible areas along Chalk Farm Road and Tottenham Rise, nearby the main entrance to the temporary store.

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.

Yours sincerely,



Alexander Lewers
Land Buyer
St George West London Ltd