



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

11 September 2020

Planning Portal reference: PP-09058301

Dear Sofie,

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

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

- Condition 10 (fixed mechanical plant noise)
- Condition 11 (plant associated with food and drink uses)
- Condition 12 (PFS site plant – noise and vibration)
- Condition 56 (mechanical ventilation) (updated submission)
- Condition 58 (air quality monitoring) (updated submission)

Please find enclosed the following supporting information:

1. Application form, duly completed;
2. Mechanical services layout and elevation drawings;
3. Mechanical plant and equipment specifications; and
4. Acoustic and vibration impact report.

Drawing Title	Drawing No.
External Mechanical Services Layout	19/3359/M50/EX01 Rev E
Mezzanine Plant Deck Layout	19/3359/M50-0101 Rev B
Roof Mechanical Services Layout	19/3359/M50/RF01 Rev B
External Mechanical Services Elevations	19/3359/M50/EX02 Rev C

This application has been submitted electronically via the Planning Portal reference PP-09058301. 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.

Conditions 10, 11, 12, 56 and 58 require the following in relation to the temporary store (Phase 1a):

10. Fixed Mechanical plant noise

Prior to installation of the relevant plant/ machinery/ equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from that plant/ machinery/ equipment and mitigation measures as appropriate. The mitigation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

11. Plant associated with Food & Drink uses

Prior to commencement of the relevant ground floor food and drink use hereby approved, details of any extract ventilating system associated with the relevant ground floor food and drink uses hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an Acoustic Impact report prepared by a suitably qualified and experienced acoustic engineer which sets out how the equipment would meet the Council's published noise (as set out in condition 10 above) and vibration (as set out in Table A of Appendix 3 to the Local Plan 2017) standards.

Such details shall also include details of the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises. No primary cooking shall take place within the relevant premises unless all such measures as approved have been installed and are in full working order.

The equipment and any associated mitigation measures shall be installed in accordance with the details thus approved and shall thereafter be maintained in accordance with the manufacturers' recommendations.

In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, TC1, TC2 and TC4 and TC5 of the Camden Local Plan 2017.



12. Petrol Filling Station (PFS) site plant - noise and vibration

Prior to installation of any plant/machinery/equipment on any building on the PFS site (Phase 1a), an acoustic report setting out details of how the external noise levels from such equipment would meet the Council's noise (as set out in condition 10 above) and vibration (as set out in Table A of Appendix 3 to the Local Plan 2017) standards shall be submitted to and approved in writing by the local planning authority. Such details to include any acoustic mitigation and anti-vibration measures as required.

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.

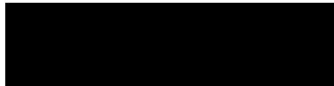
58. Air Quality Monitoring

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.

I trust the enclosed provides sufficient information to discharge these conditions. 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