



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

18 September 2020

Planning Portal reference: PP-09083398

Dear Sofie,

**RE-DISCHARGE OF CONDITION 47 PART A PURSUANT TO PLANNING PERMISSION REF: 2020/0034/P AT CAMDEN GOODS YARD, CHALK FARM ROAD, NW1 8EH**

Please find enclosed an application to re-discharge condition 47 part A pursuant to planning permission ref: 2020/0034/P at Camden Goods Yard, which relates to the temporary Morrisons store (Phase 1a).

Please find enclosed the following supporting information:

1. Application form, duly completed;
2. Approved Temporary Store Drainage Strategy (dated January 2020)
3. Proposed Temporary Store Drainage Strategy (dated 14 September 2020)
4. Proposed Attenuation Tank Section Drawing (ref: CGY0P-ACM-RET-XX-DR-CV-001104 Rev P02)

This application has been submitted electronically via the Planning Portal reference PP-09083398. 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 47 part A of the planning permission as amended requires the following in relation to the temporary store (Phase 1a):



*A. Prior to commencement of piling on the PFS land parcel for the temporary building (Phase 1a) a drainage strategy for that parcel of land detailing any on and/or off site drainage works shall be prepared in consultation with the sewerage undertaker and submitted to and approved in writing by the local planning authority.*

*The drainage strategy for the relevant parcel of land shall include details of the following unless otherwise agreed:*

*(i) a sustainable urban drainage system (SUDs) which is based on a 1 in 100 year event with 40% provision for climate change demonstrating attenuation to support no more than three times greenfield runoff rate.*

*(ii) Goods Yard rain garden and any other SUDs features within the public realm including a plan of maintenance.*

*The drainage works and features approved for the relevant parcel of land shall be implemented in full prior to first discharge of foul or surface water from the relevant parcel of land into the public system.*

*Reason: To ensure reduce the rate of foul and surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policy CC3 of the Camden Local Plan 2017.*

An application to discharge condition 47 part A (ref: 2020/0396/P) was approved on 27 June 2020. Appendix E of the approved Drainage Strategy included a drainage layout plan (ref: CGY0P-ACM-RET-XX-DR-CV-001101 Rev P01) illustrating the proposed location of the SUDs surface water attenuation tank, sized to meet the FRA requirement for 1 in 100 year plus 40% rainfall.

Since approval of the Drainage Strategy, St George have sought agreement with Network Rail to the attenuation tank location, which is adjacent to and within 10 metres of a Network Rail asset. The temporary store site contains restrictions on title in favour of Network Rail which require St George to submit RAMS (risk assessment method statement) for approval for any works adjacent to their asset. St George issued a RAMS for the attenuation tank to Network Rail. Network Rail have responded that they will not permit installation of the attenuation tank in the location shown in the approved Drainage Strategy. St George has therefore had to consider an alternative location in order to obtain Network Rail sign-off in line with its legal obligations.

#### **Proposed Amendments to Approved Drainage Strategy**

In response to Network Rail's refusal of the attenuation tank in the location shown in the approved Drainage Strategy, this application seeks approval of a revised drainage layout whereby the attenuation tank is instead located in two positions:

- A small tank to the rear of the temporary store
- The main larger tank to the north of the site close to the boundary with 100 Chalk Farm Road, under what will be the Morrisons car park.



This revised drainage layout (ref: CGY0P-ACM-RET-XX-DR-CV-001101 Rev P04) is shown at Appendix D of the revised Drainage Strategy hereby submitted.

We would like to engage with officers as soon as the application has been submitted as to whether there are any queries in connection with the application that we can assist with.

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**