

Application ref: 2020/2099/P
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Alexander Lewers
St George West London Ltd
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 required by conditions 56 (Mechanical ventilation), 58 (Air Quality Monitoring) and 60 (Lighting strategy) of planning permission 2017/3847/P dated 15th June 2018 (as amended by permissions 2020/0034/P dated 05/05/2020, 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/19 and 2019/2962/P dated 04/07/2019) for redevelopment of the petrol filling station site and main supermarket site, including a new temporary food store on the petrol filling station site.

Drawing Nos: Lighting Assessment revision 6 by AECOM dated 22/9/20;
19/3359/M50/EX02 Rev.B; 19/3359/M50/EX01 Rev.C; 19/3359/M50/RF01 Rev.A.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting approval:

Conditions 56 and 58 require details of the mechanical ventilation system including air inlet locations on the temporary building on the petrol filling station site (PFS). The applicant has submitted a set of plans that details the type and

location of the proposed plant and equipment. The sustainability officers had raised initial concerns about the air inlet being in close proximity to the kitchen extracts. However, it is acknowledged that the kitchen exhaust on the temporary store roof has been designed with internal air quality considerations in mind. The discharge point is positioned higher than the fresh air intake point and will discharge vertically away from the building at high velocity (15 m/s), so it is not considered there will be any risk of ingress to the fresh air intake point. This discharge velocity is in accordance with DW172, the industry-recognised specification for kitchen and food preparation ventilation systems. Therefore on balance this is acceptable.

The details for condition 56 were also assessed by the Council's Environmental Health officers who raised no objection. It is considered that the details for conditions 56 and 58 protect the amenity of residents and occupiers and safeguard the amenities of the adjoining premises and the area generally, and both conditions can be approved.

Condition 60 requires details of a lighting strategy for the relevant areas of the public realm and fittings to the exterior of building on the PFS. A revised lighting strategy produced by a specialist lighting engineer accredited by the Institute of Lighting Engineers was received. It sufficiently assessed the impact of the proposed lights on the needs of wildlife (including bats), contributing to reducing crime, residential properties within and outside the site, maintenance, whole life cost and energy use, and safe operation of the railways.

The details were assessed by the Council's crime and nature conservation officers who raised no objection. It is considered that the details maintain a high quality of amenity and a safe environment and condition 60 can be approved.

The full impact of the proposed development has already been assessed. As such the details are in general accordance with policies A1, A3, A4, CC4 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that details submitted for conditions 10 (Fixed mechanical plant noise), 12 (noise and vibration), 24 (Detailed landscape plan), 25 (cycle parking) and 65 (signage strategy) are currently under consideration.

You are reminded that the following conditions relating to the temporary store remain outstanding and require details to be submitted and approved in writing by the local planning authority:

71 (Disassembly and Circular Economy) and 72 (energy and sustainability statement).

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Director of Economy, Regeneration and Investment