

Application ref: 2020/4283/P
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Alexander Lewers
St George House
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 of Condition 47A (Drainage) of planning permission 2020/0034/P dated 05/05/2020 (as amended by 2020/2325/P dated 18/06/2020) (for Variation of Condition 4 (approved drawings) of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/2019 and 2019/2962/P dated 04/07/2019) for redevelopment of the petrol filling station site and main supermarket site; namely for a single storey temporary food store on the Petrol Filling Station site.)

Drawing Nos: Drainage Strategy Rev.P03 by AECOM dated 14th September 2020 and CGYOP-ACM-RET-XX-DR-CV-001104 Rev.P02.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 This condition requires details of a drainage strategy for the PFS land parcel (Phase 1a) outlining on and/or off site drainage works. Information should include 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.

Details of condition 47a were previously approved under planning ref. 2020/0396/P. Since then the location of the drainage tank had to be revised following discussions with Network Rail as it was adjacent and within 10m of a Network Rail asset. Network Rail requested its relocation. It is now proposed in two separate locations located to the rear of the temporary store and one north of the site close to the boundary with 100 Chalk Farm Road, under what will be the Morrisons car park.

The submitted Drainage Strategy Report for the temporary supermarket and revised location has been reviewed by the Council's Sustainability Team who have confirmed that the details are acceptable and sufficient to discharge condition 47a.

As such, the proposed sustainable drainage system (SuDS) would sufficiently reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policy CC3 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



Daniel Pope
Director of Economy, Regeneration and Investment