

Application ref: 2020/4160/P  
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Date: 4 November 2020

**Development Management**  
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Mr 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 conditions 10 (fixed mechanical plant noise), 11 (plant associated with food and drink uses), 12 (PFS site plant - noise and vibration), 56 (mechanical ventilation) and 58 (air quality monitoring) of planning permission 2020/0034/P dated 05/05/2020 (as amended by 2020/2325/P dated 18/06/2020) for variation to original permission 2017/3847/P dated 15th June 2018 for redevelopment of the petrol filling station site and main supermarket site.

Drawing Nos: Plant noise and vibration assessment by Ardent dated September 2020; 19/3359/M50-0101 Rev.B; 19/3359/M50/EX01 Rev.E; 19/3359/M50/EX02 Rev.D; 19/3359/M50/RF01 Rev.B; 231 Rev.1.

The Council has considered your application and decided to grant permission

#### **Informative(s):**

##### **1 Reasons for granting approval:**

Conditions 56 and 58 were previously approved under planning ref. 2020/2099/P for the PFS. Since then the details have been revised to

accommodate the proposed 'market kitchen' on site. 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 Council's sustainability team raise no objection as the proposed locations for the extracts/ flues and fresh air inlets are very similar to those previously approved and there are no significant changes to the pollutants being extracted due to changes in the plant or equipment. The Council's environmental health team also raise no objection again to condition 56. 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.

Conditions 10, 11 and 12 relate to the noise and vibration from the proposed plant on the PFS. Condition 10 required detail of the plant in terms of noise and mitigation measures (if required) to ensure that the noise is lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, at the nearest and/or most affected noise sensitive premises. Condition 11 required details of any extract ventilating system relating to food or drink including routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures, an acoustic report and details of the ventilation and filtration equipment relating to odour/fumes control. Condition 12 required a noise report and details of any acoustic mitigation and anti-vibration measures.

An acoustic report, details of extract ventilating system and other outline details were provided. The external plant at ground floor will be located at the side and rear of the building within the car park in mesh enclosures, as full acoustic enclosures were not required to comply with the noise criteria. The details for conditions 10, 11 and 12 were also assessed by the Council's Environmental Health officers who have raised no objection. It is considered that the details safeguard the amenities of the adjoining premises and the area generally.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such the details are in general accordance with policies A1, A4, CC4, D1, TC1, TC2 and TC4 and TC5 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that details submitted for conditions 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', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment