

Application ref: 2020/4278/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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 required by condition 24 (landscaping: Phase 1A) 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: 1095_03_07_600 Rev.P15; 1095_03_07_603 Rev.P06; sk007; External CCTV; ANPR camera elevation; P&D Machine Elevation and Local context photos.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval:

Condition 24 requires details of hard and soft landscaping for phase 1a on the site of the temporary foodstore (PFS). Such detail to include external CCTV, location and design of the bin store and all boundary treatments.

The front boundary enclosing the car park will stand at 0.9m high and increase

to 1.4m either side of the concrete steps into the car park. It will be constructed with blue engineering bricks. It is acknowledged that there are some examples of this material along Chalk Farm Road. The blue engineering brick for the low front boundary wall would not be acceptable for a long term development and a higher quality material for the front boundary is expected for the permanent building. However, on balance given the temporary nature of the site and the low height of the wall, it is acceptable for a temporary period.

An openable barrier will be erected over the servicing vehicles exit onto Chalk Farm Road. This is acceptable and will prevent unauthorised use by the general public. The carpark will be finished in tarmac and the footway in tactile paving to match the existing street. The 2 pay and display machines beside the entrance and the cash machine to the rear, protected by anti-ram bollards, are acceptable.

Hit-and-miss timber fencing at 1.8m high is proposed on the side/rear of the car park; this will be stained black and covered in ivy to improve its visual appearance. The planting strip in front of the fence will be planted with a wildflower mix turf to improve biodiversity.

The boundary treatments were revised in line with comments from the Council's Conservation and Urban Design teams and are now considered acceptable in design.

The bin store will be located at the rear of the store in between the plant and bike enclosures. It will be a metal mesh cage similar to the approved plant enclosure. It is considered that, given its siting to the rear and within a defined furniture zone, views from the street would be limited and would be acceptable.

In terms of CCTV, an ANPR camera column is proposed at the entrance to the carpark and cameras will be mounted primarily around the rear and sides of the store with one camera on Chalk Farm Road facing the store entrance. The number, type and siting of the CCTV units are acceptable.

It is considered that the details ensure a reasonable standard of visual amenity and biodiversity in the scheme.

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 building and streetscene or on neighbouring amenity.

As such, the details are in general accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that details submitted for condition 65 (signage strategy) is 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
Chief Planning Officer