

Kristina Smith
Regeneration and Planning
London Borough of Camden
Camden Town Hall
London
WC1H 8ND

18 December 2020

Planning Portal reference: PP-09351517

Dear Kristina,

**DISCHARGE OF CONDITION 49(B) PURSUANT TO PLANNING PERMISSION
REF: 2020/3116/P AT CAMDEN GOODS YARD, CHALK FARM ROAD, NW1
8EH**

We write regarding our application to discharge Condition 49B in respect of the Main Site parcel for the 'Camden Goods Yard' (CGY) project (Planning Portal reference PP-09351517) pursuant to planning permission ref: 2020/3116/P.

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.

Subsequently, a S96a non-material amendment was approved by Camden Council on 6th February 2019 (2019/0153/P). This altered the wording of condition 49A to refer specifically to the PFS land parcel

Condition 49A was discharged on 16 January 2020 which required detailed design and method statements including arrangements to ensure that works on construction on the petrol filling station site will not impede HS2 construction works.

On 5 May 2020 a Section 73 application (ref: 2020/0034/P) was granted approval for variation of Condition 4 (approved drawings) 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 with associated parking, servicing, access and landscaping.

On 3 December 2020, a Section 73 application (ref: 2020/3116/P) was granted for variation of conditions 3 (approved drawings) and 73 (number and mix of residential units) of planning permission 2020/0034/P for 71 additional homes.

This application seeks to discharge Condition 49B of the planning permission for the Main Site parcel (as amended) which requires the following:

B. Prior to the commencement of demolition on the Main Site land parcel detailed design and method statements (in consultation with HS2 Ltd) for that parcel of land shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the HS2 programme and to protect HS2 assets. In accordance with London Plan 2015 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Enclosed Information

This application has been submitted electronically via the Planning Portal reference PP-09351517. The application fee of £116 has been paid through the planning portal's online payment system.

Please find enclosed the following supporting information:

1. Application form, duly completed;
2. Technical Note by consultants Ardent dated 18 December 2020 with supporting plans and appendices:
 - a. **Appendix A:** Temporary Store Technical Note dated 15 November 2019 (prepared to satisfy Condition 49A for the PFS site Phase 1A).
 - b. **Appendix B:** Chalk Farm Road S278 works plans
 - c. **Appendix C:** Hoarding / traffic management / access plans
 - d. **Appendix D:** Consented access road works to Juniper Crescent plans

The enclosed Transport Technical Note by consultants Ardent dated 18 December 2020 with supporting information enclosed confirms that during any period when concurrent construction activity is taking place, for the permitted CGY Main Site parcel and secondly of the HS2 works, the HS2 works are not impeded. These address the requirements to safeguard the HS2 programme and protect HS2 assets in accordance with London Plan 2015 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Secondly, in recent correspondence with HS2 it was agreed that the draft CMP for the first phase of the man site (Phase 2A) would form part of the submission for HS2 to review. It has now been agreed that this is not required and therefore not part of the submission pack. We append the email from HS2 dated 18 December 2020 confirming as part of the submission.

I trust the enclosed provides sufficient information to register and validate this application. We would ask that once the application has been validated that it is immediately forwarded to HS2's planning inbox town.planning@hs2.org.uk for the attention of James Fox so they can begin to review and respond. The form of the Technical Note and process for review have been agreed in advance with HS2.

If you have any queries or require further detail to determine this application please do not hesitate to contact me on 07866 899336 / jack.landor@stgeorgeplc.com or richard.syddall@stgeorgeplc.com / 07811 024555



Yours sincerely,

Jack Landor
Land Buyer
St George West London Ltd