



Fri 18/12/2020 11:32

Town Planning <town.planning@hs2.org.uk>

RE: Camden Goods Yard - Condition 49B HS2

To: Richard Syddall

You replied to this message on 18/12/2020 11:58.

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Dear Richard,

Likewise good speaking earlier and thanks again for forewarning of this matter.

I confirm I am in agreement with process as set out below and will await formal consultation on the Technical Note in due course.

Kind regards,

James Fox | Safeguarding Planning Manager, Infrastructure Directorate | HS2 Ltd

Tel: 0121 720 5066 | Mob: 07881 802995 | james.fox@hs2.org.uk | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, Two Snowhill, Snow Hill Queensway, Birmingham, B4 6GA | www.gov.uk/hs2

From: Richard Syddall <Richard.Syddall@stgeorgeplc.com>

Sent: 18 December 2020 11:02

To: Town Planning <town.planning@hs2.org.uk>

Cc: James Fox <James.Fox@hs2.org.uk>

Subject: RE: Camden Goods Yard - Condition 49B HS2

Dear James,

Good to speak earlier.

To let you know that the application to discharge Condition 49B for Camden Goods Yard will be submitted by St George West London Limited to LB Camden shortly today. I have asked the planning officer Kristina Smith that she sends the information for review as soon as this has been received.

Secondly, I am mindful that we said we would provide a Construction Management Plan. To confirm that we have agreed that the draft CMP for the main site is not required at this stage and that it is better for HS2's technical team to focus on the Technical Note submitted as part of this application. Any queries can be raised via LBC with us and we will quickly respond. Could you to confirm you are in agreement with this today.

Best wishes.

Richard

Richard Syddall

Senior Development Manager



Investor in Customers
Gold 2020



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In-house

St George PLC
St George House | 16 The Boulevard | Imperial Wharf | London | SW6 2UB
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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT111JG.
Registered in England and Wales Number 2590488

From: Town Planning <town.planning@hs2.org.uk>

Sent: 04 December 2020 16:03

To: Richard Syddall <Richard.Syddall@stgeorgeplc.com>

Cc: Kimberley Royer-Harris <Kimberley.Royer-Harris@hs2.org.uk>; Chris Boylan <Chris.Boylan@hs2.org.uk>; Andrew Lestrage <Andrew.Lestrage@StGeorgePlc.com>; Damian Bates <Damian.Bates@stgeorgeplc.com>; James Fox <James.Fox@hs2.org.uk>

Subject: RE: Camden Goods Yard - Condition 49A HS2

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Dear Richard,

Thank you for your message, please see below for responses to your questions highlighted in red below.

If there are any further queries do get in touch, otherwise will await the formal consultation in due course.

Kind regards,

James Fox | Safeguarding Planning Manager, Infrastructure Directorate | HS2 Ltd

James Fox | Safeguarding Planning Manager, Infrastructure Directorate | HS2 Ltd

Tel: 0121 720 5066 | Mob: 07881 802995 | james.fox@hs2.org.uk | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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From: Richard Syddall <Richard.Syddall@stgeorgeplc.com>

Sent: 30 November 2020 10:27

To: Town Planning <town.planning@hs2.org.uk>

Cc: Kimberley Royer-Harris <Kimberley.Royer-Harris@hs2.org.uk>; Chris Boylan <Chris.Boylan@hs2.org.uk>; Andrew Lestrangle <Andrew.Lestrangle@StGeorgePlc.com>; Damian Bates <Damian.Bates@stgeorgeplc.com>; James Fox <James.Fox@hs2.org.uk>

Subject: FW: Camden Goods Yard - Condition 49A HS2

Dear HS2 Town Planning Team,

I hope you are well.

I am the land and planning lead at St George for the Camden Goods Yard project. Hello.

St George has a planning condition to discharge in relation to the main site of the Camden Goods Yard project:

"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. The design and method statement/s to be submitted for each parcel of land shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted on the relevant parcel and of the HS2 works, the construction of the HS2 works are not impeded. The schemes hereby approved for the relevant parcel of land shall not be implemented other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority in consultation with HS2 Ltd."

We will soon be submitting to HS2 a package on information for the CGY Main Site ([see masterplan below](#)). This is proposed to be in the same form as the one agreed as part of the first the Morrisons Petrol Filling Station (PFS) site ([see correspondence below](#)) for the new Morrisons temporary store (being completed this week).

Can HS2 please confirm:

1. The following information is acceptable for submission to HS2 for approval to discharge Condition 42: **Yes**.
 - a. Covering letter
 - b. Technical note by consultants Ardent explaining temporary construction road access arrangements ([PFS site technical note attached as example of what we are proposing to provide](#))
 - c. Supporting plan
 - d. Draft Main Site Construction Management Plan
 - e. If other information required please confirm
2. That information should be submitted to the HS2 Town Planning inbox: town.planning@hs2.org.uk Note precise wording of the relevant planning condition with my emphasis in bold: "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.**" In other words in first instance information should be submitted to the LPA as responsible consenting body, however the HS2 mailbox could also be copied in for awareness ahead of the formal referral by the Council to HS2 Ltd.
3. Who the lead HS2contact will be – James Fox? **Yes – I will co-ordinate a formal response on behalf of the company.**
4. Timescales for review of information **The LPA should allow 21 calendar days from date of issuing the consultation for HS2 Ltd to review and respond.**

Timescales

Subject to confirmation from HS2 on information requirements we would like to submit the pack of information to HS2 by 09.12.20. **See above points.**

We would ideally like approval from HS2 by 17.12.20 to enable us to submit to LBC before Christmas. **See above points.**

We recently met with Kim and Chris at HS2, cc'd on 28.09.20 and will continue to stay in touch sharing project updates. **Noted and would encourage that dialogue to continue.**

Best.

Richard



From: Jennifer Offord <Jennifer.Offord@stgeorgeplc.com>
Sent: 10 December 2019 09:14
To: Ed Noble <Ed.Noble@stgeorgeplc.com>
Subject: FW: Camden Goods Yard - Condition 49A HS2

Morning Ed, positive response from HS2 below, I will formally submit condition 49A today.

From: James Fox <James.Fox@hs2.org.uk>
Sent: 10 December 2019 09:09
To: Jennifer Offord <Jennifer.Offord@stgeorgeplc.com>
Cc: Claire Hammond <Claire.Hammond@stgeorgeplc.com>; Jack Landor <Jack.Landor@stgeorgeplc.com>; Sexton, Gavin (gavin.sexton@camden.gov.uk) <gavin.sexton@camden.gov.uk>
Subject: [EXTERNAL] RE: Camden Goods Yard - Condition 49 HS2

Dear Jenny,

Thank you for your follow up message.

As discussed, following review by colleagues in the HS2 Phase One Construction Directorate I am pleased to confirm the information provided by email on 19 November is acceptable for purposes of complying with condition 49a.

Yours sincerely,

James Fox | Safeguarding Planning Manager, Infrastructure Directorate | HS2 Ltd

Tel: 020 7944 0188 | Mob: 07881 802995 | james.fox@hs2.org.uk | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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From: Jennifer Offord <Jennifer.Offord@stgeorgeplc.com>
Sent: 10 December 2019 08:29
To: James Fox <James.Fox@hs2.org.uk>
Cc: Claire Hammond <Claire.Hammond@stgeorgeplc.com>; Jack Landor <Jack.Landor@stgeorgeplc.com>
Subject: RE: Camden Goods Yard - Condition 49 HS2

Morning James,

Further to our conversation yesterday, it is good to hear that no further information is required to demonstrate that the construction of our HS2 works will not be impeded by our proposals for a temporary store on the PFS parcel of land and that we are able to press on and submit our condition 49A application.

It would be helpful if you could confirm by email, for our Case Officer, gavin.sexton@camden.gov.uk, that the information provided is sufficient to address the following condition requirement:

Condition 49A HS2:

A. Prior to the commencement of development on the PFS 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. The design and method statement/s to be submitted for each parcel of land shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted on the relevant parcel and of the HS2 works, the construction of the HS2 works are not impeded. The schemes hereby approved for the relevant parcel of land shall not be implemented other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority in consultation with HS2 Ltd. Reasons: 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.

Kind regards, Jenny

Jennifer Offord MRTPI
Senior Planning Manager



St George PLC
St George House | 16 The Boulevard | Imperial Wharf | London | SW6 2UB
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From: Jennifer Offord

Sent: 19 November 2019 19:05

To: 'James.Fox@hs2.org.uk' <James.Fox@hs2.org.uk>

Cc: Ed Noble <Ed.Noble@stgeorgeplc.com>; Claire Hammond <Claire.Hammond@stgeorgeplc.com>; Jack Landor <Jack.Landor@stgeorgeplc.com>; Andrew Lestrage <Andrew.Lestrage@StGeorgePlc.com>

Subject: RE: Camden Goods Yard - Condition 49 HS2 draft

James,

Further to our conversations last week, please find attached information relating to our proposals for the Camden Goods Yard:

1. **Cover Letter**
2. **Technical Note – Temporary Construction Access**
Dwg 160630 012 – Extent of Highway Works subject to s278/238 Agreements [as appended to the s106 for application 2017/3847/P]
Dwg SK14 – Overview of Temporary Junction Alterations for Construction Access – HS2
Dwg SK13 – Overview of Temporary Junction Vehicle Swept-Path Analysis
3. **Draft Construction Management Plan in line with LB Camden's template. A proactive engagement strategy is being agreed with Camden separately.**

I hope this helps to outline the temporary works proposed to bring forward the PFS element of the site. I welcome your feedback regarding the scope of the application submission to ensure it contains sufficient detail to demonstrate that the construction of the HS2 works are not impeded. Once we have agreed the approach with you, we are looking to formally submit the application to discharge condition 42 (A), as amended.

Kind regards
Jenny

From: Jennifer Offord

Sent: 13 November 2019 10:55

To: 'James.Fox@hs2.org.uk' <James.Fox@hs2.org.uk>

Cc: Ed Noble <Ed.Noble@stgeorgeplc.com>; Claire Hammond <Claire.Hammond@stgeorgeplc.com>; Jack Landor <Jack.Landor@stgeorgeplc.com>; Andrew Lestrange <Andrew.Lestrange@StGeorgePlc.com>

Subject: Camden Goods Yard - Condition 49 HS2 for planning permission 2017/3847/P

James,

Further to my voicemail, it would be helpful if you are able to call me to discuss our planning condition submission for the Phase 1a PFS parcel of land at the Camden Goods Yard site. We are looking to put together a pack to clear condition 49a over the next couple of weeks and would appreciate your input to ensure that we include all the necessary details.

Condition 49 HS2:

A. Prior to the commencement of development on the PFS 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.

B. Prior to the commencement of development 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.

The design and method statements to be submitted for each parcel of land shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted on the relevant parcel and of the HS2 works, the construction of the HS2 works are not impeded.

The schemes hereby approved for the relevant parcel of land shall not be implemented other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority in consultation with HS2 Ltd.

Reasons: 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.

Site Address: Morrisons Superstore and Petrol Filling Station Camden Goods Yard Chalk Farm Road LONDON NW1 8EH

Full Planning Permission reference: 2017/3847/P, as amended by 2019/2962/P <https://contact.camden.gov.uk/planning-search/>

Date of decision: 15 June 2018

Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace to accommodate a petrol filling station (Sui Generis use), flexible retail/food & drink floorspace (Class A1, A3 uses), Class B1 floorspace and a winter garden; with cycle parking, public space, public toilets and other associated works and highways works; all following demolition of existing petrol filling station. Use of part ground/1st floors as a foodstore (Class A1 use) with associated car parking for a temporary period of up to thirty months. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) of up to 14 storeys accommodating up to 573 homes (389 market and 184 affordable in up to 60,568 sq m GEA of residential floorspace) together with up to 28,345 sq m GEA non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore.

Kind regards, Jenny

Jennifer Offord MRTPI
Senior Planning Manager



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