



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

14 January 2021

Dear Kristina,

**DISCHARGE OF CONDITION 62B FOR PLANNING PERMISSION REF:
2017/3847/P, AS AMENDED, AT MORRISONS SUPERSTORE AND PETROL
FILLING STATION, CAMDEN GOODS YARD, CHALK FARM ROAD NW1 8EH**

We write regarding our application to discharge *Condition 62B Contaminated land: HR2 Site Investigation and Remediation Scheme (Main Site)* in respect of the above permission for the Main Site land parcel for the 'Camden Goods Yard' project.

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 62B of the planning permission for the Main Site parcel (as amended) which requires the following:



Condition 62b Contaminated Land: HR2 Site Investigation and Remediation Scheme

b. Prior to commencement of development in each zone of the Main Site land parcel as identified in the scheme of assessment (as approved under Condition 61) for that parcel of land, a site investigation shall be undertaken in accordance with the approved scheme of assessment. The written results and a proposed remediation scheme shall be submitted to and approved in writing by the local planning authority. The investigation results shall include laboratory results, provided as numeric values in a formatted electronic spread sheet. The development on the Main Site parcel of land shall not be implemented other than in accordance with the remediation scheme for that parcel as approved.

If at any time during the works on the relevant parcel of land additional significant contamination is discovered which was not identified in the site investigation for that parcel, a revised remediation scheme for that parcel which fully assesses the contaminants and mitigation measures, shall be submitted and approved by the local planning authority.

A written detailed scheme of assessment of land contamination prepared by Ramboll has already been submitted to discharge of Condition 61 (Parts A and B). This was approved Camden Council 3 July 2019 (2019/3105/P).

Details pursuant to Condition 62a (Contaminated Land: HR2 Site Investigation and Remediation Scheme) for the PFS site were approved 14 January 2020 (ref. 2017/3847/P)

Enclosed Information

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

In addition to this letter, this application includes the following supporting items:

1. Phase II Ground Site Investigation for CGY Main Site, prepared by Geo-Environmental (October 2020).
2. Completed application form

The submitted results of the site investigation and proposed remediation scheme provide details to ensure the protection of future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with Policy A1 of the Camden Local Plan 2017.

I trust the enclosed provides sufficient information to register and validate this application. If you have any queries or require further detail to determine this application please do contact me on my details below.



Kind regards.



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