

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

04 March 2020

Dear Kristina

**DISCHARGE OF CONDITION 54 FOR PLANNING PERMISSION REF: 2020/3116/P, AS AMENDED, AT MORRISONS SUPERSTORE AND PETROL FILLING STATION, CAMDEN GOODS YARD, CHALK FARM ROAD, LONDON NW1 8EH**

We write regarding our application to discharge of Condition 54 in respect of the 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 located off Chalk Farm Road, adjacent to Juniper Crescent and Gilbeys Yard in Chalk Farm, Camden.

On 24 December 2019, the description of development of the Original Permission was amended pursuant to section 96A of the 1990 Act (decision reference 2019/6301/P)

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.

Condition 54 (bat survey) requires the following:

*If more than 18 months has elapsed between the date of the approved bat survey (December 2019) and commencement of development, an updated bat survey shall be submitted to and approved in writing by the local planning authority.*

*Such survey to be carried out by a suitably qualified ecologist and accompanied by a report confirming the results and implications of the assessment, including any revised mitigation measures.*

*All mitigation measures as approved shall be implemented in full in accordance with the agreed time scales.*

*Reason: In order to protect wildlife habitats and biodiversity, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017. If more than 12 months elapse between the date of the approved bat survey (June 2017).*

### **Enclosed information**

The application has been submitted electronically via the Planning Portal ref: PP-09591464. 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. Preliminary Bat Roost Assessment, prepared by Middlemarch Environmental
2. Completed application form

Middlemarch previously conducted a Preliminary Bat Roost Assessment at this site in 2017 and 2019. As the development works did not take place within 12 months of the reports, an updated assessment was required. This PBRA was conducted on 18<sup>th</sup> February 2021. The assessment of buildings has concluded that there were negligible habitat features with the potential to be utilised by roosting bats on the development site. Therefore, the development works are not expected to have an impact on roosting bats.

Following the results of the PBRA, the following recommendations have been made:

**R1** - *Morrison's Supermarket was fully inspected, and no bats were identified. The building had negligible potential for roosting bats. The survey data obtained for the site is valid for 12 months from the survey date. If development works to the surveyed structure have not commenced within this timeframe it will be essential to update the survey effort to establish if bats have colonised the structures in the interim.*

*In the unlikely event that a bat is found during demolition works all works must immediately cease and a suitably qualified ecologist should be contacted*

**R2** - *Due to the low-moderate foraging and roosting habitat located immediately to the south of the site precautionary measures for lighting have been recommended. In line with paragraph 125 of the National Planning Policy Framework, the development should aim to limit the impact of light pollution on bats through the careful use of lighting in critical areas such as in areas close to the Grand Union Canal to the south of the site and at a low level with minimum spillage (Gunnell, 2012).*



The lighting recommendation is already addressed through Condition 60 Lighting Strategy.

We 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 0207 471 4444 or [jack.landor@stgeorgeplc.com](mailto:jack.landor@stgeorgeplc.com).

Yours sincerely

Jack Landor  
Land Buyer  
**St George West London**