

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

15th April 2021

Dear Kristina,

**DISCHARGE OF CONDITION 48 (WATER SUPPLY INFRASTRUCTURE)
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 discharge of condition 48 application (Planning Portal reference PP-09740735) in respect of the Main Site 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

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 48A (PFS Site) was discharged on 20 February 2020 (ref 2020/0368/P). A letter was provided by Thames Water confirmation that their supply network meet the CGY development's requirements (assumed at 598 residential flats, a supermarket, petrol station, café, 6,873m² of office space and a retail unit).

Condition 48: Water Supply Infrastructure

This condition requires the following:

Prior to the commencement of piling on the Main Site land parcel an impact study of the existing water supply infrastructure for that parcel of land, which has been prepared in consultation with the statutory undertaker, shall be submitted to and approved in writing by the local planning authority.

The study for the relevant parcel of land should determine the magnitude of any new additional capacity required in the system and suitable water supply infrastructure reinforcements required to support the relevant parcel of land. The development of each parcel of land shall be implemented in accordance with the details as approved.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policy CC3 of the Camden Local Plan 2017.

Enclosed information

The application has been submitted electronically via the Planning Portal reference PP-09740735. The 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:

- A covering letter from our M&E engineers MTT dated 13 April 2021 confirming Thames Water can serve the development.
- A letter Thames Water dated 9 April 2021 confirming that following modelling they can supply the development without needing to upgrade existing water supply infrastructure.

Whilst the Thames Water letter states they can supply 669 homes instead of the consented 644 this confirms the development can still be served meeting the requirements of the Condition 48.

The above provides details to confirm that, the development of the temporary store on the petrol filling station site will have no impact on the local water infrastructure.

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

Yours sincerely

Jack Landor
Land Buyer
St George West London Ltd