

Application ref: 2021/1063/P  
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**Development Management**  
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Lewers  
St George House  
16 The Boulevard  
London  
SW6 2UB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Camden Goods Yard  
Chalk Farm Road  
London  
NW1 8EH**

Proposal:

Details of condition 72 (Temporary Store Energy and Sustainability Statement) of planning permission 2020/0034/P dated 05/05/2020 (as amended by 2020/2325/P dated 18/06/2020 and 2020/0034/P dated 05/05/2020) for variation to original permission 2017/3847/P dated 15th June 2018 for redevelopment of the petrol filling station site and main supermarket site.

Drawing Nos: Energy and sustainability report V3 by Hodkinson Consultancy dated 3/3/21

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 An energy and sustainability statement relating to the temporary food store was submitted which sets out how the aims of section 7.3 of the Energy and Sustainability Statement by Hodkinson January 2020 have been achieved post completion.

It demonstrates that a thermally efficient building fabric supplemented with heat pumps, achieving a 28% reduction over Part L 2013 (using SAP 10.0 carbon factors in accordance with Greater London Authority [GLA] requirements) was achieved, and achieved SBEM certification for both Shell only and Fit-out stage; Benchmarked BREEAM performance for the temporary store against the BREEAM Shell only requirements (without certification); Prioritised offsite construction methodologies which enable the reuse of main construction elements and following circular economy principles; Achieved the equivalent of BREEAM Fit-out and Refurbishment mandatory 'Excellent' Wat 01 requirements in terms of on-site water usage flow rates for the fit-out specification of sanitaryware; Allowed for metering of any low and zero carbon technology; Provided a Building Management System (BMS) to monitor heating and cooling and the hours of use of plant; and Undertook a post-construction review of implemented energy performance and certify against the design stage SBEM assessment commitments.

The Council's Sustainability Team has reviewed the detail and finds it meets the requirements. It is considered that the details ensure the development contributes to minimising the effects of climate change, and can adapt to a changing climate and minimises the need for further water infrastructure in an area of water stress.

As such the details are in general accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 71 (Disassembly and Circular Economy) relating to the temporary store remains outstanding and require details to be submitted and approved in writing by the local planning authority.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer