

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

30 April 2021

Dear Kristina,

DISCHARGE OF CONDITION 47 (DRAINAGE STRATEGY) 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 47 application (Planning Portal reference PP-09795331) 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 47 (PFS Site) was discharged on 22 October 2020 (ref 2020/4283/P).

Condition 47: Drainage Strategy

Condition 47 requires the following:

Prior to commencement of piling on the Main Site land parcel a drainage strategy for that parcel of land detailing any on and/or off site drainage works shall be prepared in consultation with the sewerage undertaker and submitted to and approved in writing by the local planning authority.

The drainage strategy for the relevant parcel of land shall include details of the following unless otherwise agreed:

(i) a sustainable urban drainage system (SUDs) which is based on a 1 in 100 year event with 40% provision for climate change demonstrating attenuation to support no more than three times greenfield runoff rate.

(ii) Goods Yard rain garden and any other SUDs features within the public realm including a plan of maintenance.

The drainage works and features approved for the relevant parcel of land shall be implemented in full prior to first discharge of foul or surface water from the relevant parcel of land into the public system.

Reason: To ensure reduce the rate of foul and surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policy CC3 of the Camden Local Plan 2017.

Enclosed information

The application has been submitted electronically via the Planning Portal reference PP-09795331. 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 Drainage Strategy (March 2021) and supporting appendices produced by our civil engineers Walsh.

The London Borough of Camden SUDS proforma is located in Page 2 (Part 24).

The drainage strategy fully addresses the requirements of Condition 47 with the conclusions found on page 34 of the Drainage Strategy report.

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 07811 024555 or richard.syddall@stgeorgeplc.com



Yours sincerely.

A handwritten signature in black ink, appearing to read "R Syddall".

Richard Syddall
Senior Development Manager
St George West London Limited (SGWL)