

## Camden Goods Yard – Main Site Planning Condition Triggers NMA

June 2021

This table sets out the requests to change the triggers for the approval of planning conditions for the Camden Goods Yard Main Site following a review of the design and procurement programme. The changes proposed relate to the current planning permission dated 03.12.21 (ref: 2020/3116/P)

Planning Condition No.	Subject	Brief Description	Approved Condition Trigger	Requested Condition Trigger	Justification
2	Residential Sound Mitigation	<p>Details of acoustic mitigation for the relevant building shall be submitted to and approved in writing by the local planning authority.</p> <p><u>Condition reason:</u> To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, and A4 of the Camden Local Plan 2017.</p>	Prior to commencement of superstructure	Prior to commencement of the envelope of the relevant building	<p>First superstructure start on site is June 2022. Glazing design complete July 2022 and the completion of this package’s design is required in order to progress residential sound mitigation details prior to submission for approval.</p> <p>This overlap between the timing for approval of this condition against the design sequence means it is difficult to submit in timescales required. The proposed condition trigger satisfies the condition reason.</p>

8	Enhanced sound insulation between dwellings	<p>Details of enhanced sound insulation for floor/ceiling/wall structure separating adjoining dwellings.</p> <p><u>Condition reason:</u> To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.</p>	Prior to commencement of superstructure	Prior to commencement of fit-out of the relevant building	<p>First superstructure start on site is June 2022. The drylining package design will be completed June 2022 and the completion of this package is required in order to progress enhanced sound insulation between dwellings details prior to submission for approval.</p> <p>This overlap between the timing for approval of this condition against the design sequence means it is difficult to submit in timescales required. The proposed condition trigger satisfies the condition reason.</p>
9	Enhanced sound insulation between uses	<p>Details of the sound insulation of the floor/ ceiling/ walls separating all non-habitable uses from adjacent residential uses.</p> <p><u>Condition reason:</u> To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.</p>	Prior to commencement of superstructure	Prior to commencement of fit-out of the relevant building	<p>First superstructure start on site is June 2022. The drylining package design will be completed June 2022 and the completion of this package's design is required in order to progress enhanced sound insulation between dwellings details prior to submission for approval.</p> <p>This overlap between the timing for approval of this condition against the design sequence means it is difficult to submit in timescales</p>

					required. The proposed condition trigger satisfies the condition reason.
24	Detailed Landscape plan	Hard and soft landscaping details incl. CCTV, bin storage, bollards, boundary information  <u>Condition reason:</u> To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.	Before relevant part of the development on which the landscaping is to be provided commences	Prior to commencement of landscaping of the relevant parts	We would like the trigger to clarify that the approval of details is only required prior to commencement of the landscaping works which we believe is the intention of the condition. At present the wording indicates it could relate to the wider development works which creates potential ambiguity. The proposed condition trigger satisfies the condition reason.
27	Block B; Roundhouse Way	Details to maximise opportunities for engagement between GF uses and passers by, responding to ground floor conditions on opposite site of Roundhouse Way.  <u>Condition reason:</u> To ensure that the development contributes towards a cohesive streetscape appearance, promotes safer streets and public areas and contributes to the character and attractiveness of the Town Centre	Prior to commencement of any above ground works to Block B	Prior to commencement of Block B building envelope.	Block B superstructure start on site is June 2022. This requires the Glazing and Façade Design (by July 2022) to have been completed to inform the finalisation of these details for submission an approval.  The requested change to the trigger to building envelope enables the Glazing and Façade design to have been completed in July 2022. The proposed condition trigger satisfies the condition reason.

		and in accordance with policies G1, D1, D3 (shopfronts) and C5 of the Camden Local Plan 2017.			
28	Tree planting	<p>Tree Management plan, proposed earthworks, and tree species, size and location.</p> <p><u>Condition reason:</u> To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.</p>	Before the relevant part of the development commences	Prior to commencement of relevant landscaping/ planting of trees	<p>Clarification to trigger sought to align with condition wording intention. At the moment we believe the wording could be misconstrued as commencement of buildings.</p> <p>The proposed condition trigger satisfies the condition reason.</p>
51	Living roofs	<p>Details of green roof.</p> <p><u>Condition reason:</u> In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.</p>	Prior to commencement of the superstructure of the relevant building	Prior to commencement of the building envelope of the relevant building	<p>First superstructure start on site is June 2022. The roof design to be completed June 2022 and the completion of this package's design is required in order to progress the roof design details prior to submission. This overlap between the timing for approval of this condition against the design sequence does not allow sufficient time for statutory determination period.</p> <p>The request to vary the trigger to commencement of building envelope will</p>

					enable more time to complete the roof package. The proposed condition trigger satisfies the condition reason.
53	Rainwater recycling	<p>Details of the rainwater recycling proposals relating to the relevant block.</p> <p><u>Condition reason:</u> To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policy CC3 of the Camden Local Plan 2017.</p>	Prior to commencement of the superstructure of each of Blocks B & F	Prior to commencement of the building envelope for Blocks B and F	First superstructure start on site is June 2022. Mechanical Electrical Engineering Public Health (MEPH) design will be completed June 2022 and the completion of this package's design is required in order to progress the rainwater recycling details prior to submission. This overlap between the timing for approval of this condition against the design sequence does not allow sufficient time for statutory determination period.
55	Bird and Bat Boxes	<p>A plan showing details of bird and bat box locations and types and indication of species to be accommodated.</p> <p><u>Condition reason:</u> In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the</p>	Prior to commencement of the superstructure of each block	Prior to commencement of the envelope of the relevant building	<p>First superstructure start on site is June 2022. Façade design will be complete in August 2022 which is required to pick up details of bird and bat boxes.</p> <p>This overlap between the timing for approval of this condition against the design sequence does not allow sufficient time for statutory determination period. The proposed</p>

		requirements of Policy A3 of the Camden Local Plan 2017.			condition trigger satisfies the condition reason.
56	Mechanical Ventilation	<p>Details of the mechanical ventilation system including air inlet locations.</p> <p><u>Condition reason:</u> To protect the amenity of residents and occupiers and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.</p>	Prior to commencement of the superstructure of each building	Prior to commencement of the building envelope of the relevant building	<p>First superstructure start on site is June 2022. MEPH design is programmed to complete June 2022 and the completion of this package's design is required in order to progress the mechanical ventilation details prior to submission for approval.</p> <p>This overlap between the timing for approval of this condition against the design sequence does not allow sufficient time for statutory determination period. The proposed condition trigger satisfies the condition reason.</p>
58	Air Quality Monitoring	<p>Details of the mechanical ventilation system for the structure incl. air inlet locations, basement carpark outlets and pollutant concentrations.</p> <p><u>Condition reason:</u> To protect the amenity of residents and occupiers and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies</p>	Prior to commencement of the superstructure of each building	Prior to commencement of the building envelope of the relevant building	<p>First superstructure start on site is June 2022. MEPH design to be completed June 2022 and the completion of this package's design is required in order to progress the air quality details prior to submission for approval.</p> <p>This overlap between the timing for approval of this condition against the design sequence does not allow sufficient time for statutory</p>

		A1, CC4 and A4 of the Camden Local Plan 2017.			determination period. The proposed condition trigger satisfies the condition reason.
60	Lighting Strategy	<p>A lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings incl lighting to the Camden Goods Yard signage on Block B, measures to take account of the foraging and roosting habitat for bats to the south of the site and along the railway corridors.</p> <p><u>Condition reason:</u> To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.</p>	Prior to commencement of the first building superstructure	Prior to commencement of the building envelope of the relevant building	<p>First superstructure start on site is June 2022. MEPH design to be completed June 2022 and the completion of this package's design is required in order to progress the lighting strategy prior to submission for approval.</p> <p>This overlap between the timing for approval of this condition against the design sequence does not allow sufficient time for statutory determination period. The proposed condition trigger satisfies the condition reason.</p>

65	Signage Strategy	<p>Details of advertising signage, Wayfinding for pedestrian and cyclists, Vehicle directions and wayfinding, Street naming signage, The Camden Goods Yard sign to the rooftop of Block B.</p> <p><u>Condition reason:</u> In order to ensure the provision of adequate public wayfinding and orientation information, to preserve the character and amenity of the area and to avoid proliferation of signage or street clutter, in accordance with policies C6, D1 and D4 of the London Borough of Camden Local Plan 2017.</p>	Prior to commencement of the first building superstructure	Prior to relevant works (i.e. landscaping for wayfinding, metalwork for rooftop sign)	<p>First superstructure start on site is June 2022. The Signage package is due for completion Q4 2022 and the completion of this package's design is required in order to progress the signage strategy prior to submission for approval.</p> <p>This overlap between the timing for approval of this condition against the design sequence does not allow sufficient time for statutory determination period. The proposed condition trigger satisfies the condition reason.</p>
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