

Application ref: 2021/2864/P  
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Date: 17 September 2021

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Mr Jack Landor  
Camden Goods Yard,  
Chalk Farm Road  
London  
NW1 8EH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

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

Proposal: Amendments to wording of planning conditions 2, 8, 9, 27, 51, 53, 55, 56, 58, 60 and 65 of planning permission ref. 2020/3116/P dated 03/11/2020 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site) in order to change trigger points for the submission of details

Drawing Nos: Camden Goods Yard - Main Site Planning Condition Triggers NMA - dated June 2021; Cover letter (dated 11th June 2020); Site location plan; Emails from St George dated 19/08/2021 and 13/09/2021

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 2**

##### **Residential sound mitigation**

Prior to commencement of the building envelope of each of blocks A, B, C, D, E1, E2 and F, details of acoustic mitigation for the relevant building shall be submitted to and approved in writing by the local planning authority.

Such details shall be based on the recommendations of the Noise and Vibration

Impact Assessment and its Appendices E and F hereby approved and shall be accompanied by an acoustic report which details how the relevant buildings would achieve the Council's noise standards as follows:

Rooms identified in zones requiring Glazing type A/B shall meet the acoustic standards of Camden Local Plan 2017 Appendix 3 Table B.

Rooms identified in zones requiring Glazing type C shall meet the acoustic standards of the Camden Local Plan 2017 Appendix 3 Table on page 315 summarised as NR25 (bedrooms) 23:00 to 07:00 hours; NR35 (all habitable rooms) 07:00 to 23:00 hours.

The relevant buildings shall be constructed in accordance with the mitigation measures as approved and all such measures shall be put in place prior to first residential occupation of each relevant building. Mechanical ventilation systems required as part of the mitigation shall be retained thereafter and maintained in accordance with the manufacturer's recommendations.

Reason: 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.

For the purposes of this decision, condition no.8 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 8

##### **Enhanced sound insulation between dwellings**

Prior to commencement of the building fit-out of each of Blocks A, B, C, D, E1, E2 and F, details of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings, (for example living room above bedroom of separate dwelling), for the relevant building, shall be submitted to and approved in writing by the Local Planning Authority.

The insulation details as approved shall be implemented prior to first residential occupation of the relevant building and thereafter be permanently retained.

Reason: 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.

For the purposes of this decision, condition no.9 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 9

##### **Enhanced sound insulation between uses**

Prior to commencement of the building fit-out of each of Blocks A, B, C, D, E1 and

F details of the sound insulation of the floor/ ceiling/ walls separating all non-habitable uses (for example retail, residential gym, office, workshop) uses from adjacent residential uses for the relevant building shall be submitted to and approved in writing by the local planning authority. Such details shall demonstrate that the sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  is enhanced by at least 10dB above the Building Regulations value and include such mitigation measures as necessary in order to achieve the 'Good' criteria of BS8233:2014 within the relevant dwellings.

The details as approved shall be implemented prior to first occupation of the community facility in Block D and thereafter be permanently retained.

Reason: 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.

For the purposes of this decision, condition no.27 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 27

##### **Block B; Roundhouse Way**

Notwithstanding the details as shown on the approved drawings, prior to commencement of works to Block B above the level of Roundhouse Way, details of the ground floor elevation to Roundhouse Way shall be submitted to and approved by the local planning authority in writing.

Such details to incorporate consideration of :

- a) Maximising opportunities for engagement between ground floor uses and passers-by
- b) Responding to the ground floor conditions on the opposite side of Roundhouse Way, and
- c) Integrating the design with the remainder of the building

The ground floor treatment shall be implemented in accordance with the details as approved.

Reasons: 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 and in accordance with policies G1, D1, D3 (shopfronts) and C5 of the Camden Local Plan 2017.

For the purposes of this decision, condition no.51 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 51

##### **Living roofs**

Prior to commencement of the envelope of the relevant building, full details in respect of the green roof in the areas indicated on the approved plans relating to

that building, shall be submitted to and approved by the local planning authority.

Such details to include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof and a scheme of maintenance.

The relevant buildings shall not be implemented other than in accordance with the details as approved and the green roofs shall be permanently retained and maintained thereafter in accordance with the approved scheme of maintenance.

Reason: 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.

For the purposes of this decision, condition no.53 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 53

##### **Rainwater recycling**

Prior to the commencement of the building envelope of Blocks B and F, details of the rainwater recycling proposals relating to the relevant block shall be submitted to the local planning authority and approved in writing.

The development shall thereafter be constructed in accordance with the approved details.

Reason: 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.

For the purposes of this decision, condition no.55 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 55

##### **Bird and Bat Boxes**

Prior to commencement of the building envelope of each of Blocks A, B, C, D, E1, E2 and F, a plan showing details of bird and bat box locations and types and indication of species to be accommodated within the relevant building shall be submitted to and approved in writing by the local planning authority.

The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

For the purposes of this decision, condition no.56 of planning permission ref.

2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 56

##### **Mechanical ventilation**

Prior to commencement of the building envelope of each building, full details of the mechanical ventilation system including air inlet locations for that building shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed and maintained in accordance with the approved details.

The mechanical ventilation system for the temporary store shall be constructed and maintained in accordance with the details approved on 30/09/2020 under reference 2020/2099/P unless otherwise agreed in writing by a further approval pursuant to this condition.

Reason: 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.

For the purposes of this decision, condition no.58 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 58

##### **Air Quality Monitoring**

Prior to commencement of the building envelope of each building and of the supermarket basement, details of the mechanical ventilation system for the structure shall be submitted to and approved in writing by the local planning authority. The building details shall include the include air inlet locations. The basement carpark details shall include locations of outlets and expected pollutant concentrations. The development shall thereafter be constructed and maintained in accordance with the approved details.

Development of the temporary store shall be constructed and maintained in accordance with the details approved on 30/09/2020 under reference 2020/2099/P unless otherwise agreed in writing by a further approval pursuant to this condition

Reason: 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, CC4 and A4 of the Camden Local Plan 2017.

For the purposes of this decision, condition no.60 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 60

##### **Lighting strategy**

Prior to commencement of the first building envelope on the PFS land parcel, a lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings on that parcel shall be submitted to and approved in writing by the local planning authority.

Prior to commencement of the first building envelope on the Main Site land parcel, a lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings on that parcel shall be submitted to and approved in writing by the local planning authority.

Such strategy for the relevant parcel of land shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties within and outwith the site, maintenance, whole life cost and energy use and safe operation of the railways.

The details shall include the following, where relevant to that land parcel:

- a. lighting to the streets and circulation areas in the public realm
- b. external elevations of buildings including entrances and any architectural lighting
- c. lighting within all publically accessible areas of ground floor in the Petrol Filling Station
- d. details of any lighting to the Camden Goods Yard signage on Block B
- e. incorporation of measures to take account of the foraging and roosting habitat for bats to the south of the site and along the railway corridors by referencing Bat Conservation Guidelines
- f. incorporation of street lighting designed to Camden's Streetscape Design Manual

Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The development on the relevant parcel of land shall not be carried out in accordance with the details thus approved for that parcel of land and shall be fully implemented before the premises on that parcel of land are first occupied.

The lighting strategy for the temporary store shall be constructed and maintained in accordance with the details approved on 30/09/2020 under reference 2020/2099/P unless otherwise agreed in writing by a further approval pursuant to this condition.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017

For the purposes of this decision, condition no.65 of planning permission ref. 2020/3116/P dated 03/11/2020 shall be replaced with the following condition:

REPLACEMENT CONDITION 65

### **Signage Strategy**

Prior to first occupation of the temporary building on the PFS land parcel (phase

1a) details of a signage strategy for that site parcel shall be submitted to and approved in writing by the local planning authority.

Prior to commencement of the building superstructure on the PFS land parcel (Phase 1b) details of a signage strategy for that site parcel shall be submitted to and approved in writing by the local planning authority.

Prior to commencement of the relevant building envelope on the Main Site land parcel details of a signage strategy for that parcel shall be submitted to and approved in writing by the local planning authority.

Such strategy to include details of (where relevant to that parcel of land):

- a. All advertising signage zones for commercial uses including parameters for signage size, location, type and coverage
- b. The Camden Goods Yard sign to the rooftop of block B

Prior to commencement of the relevant part of the landscaping works on the Main site land parcel, details of a signage strategy shall be submitted to and approved in writing by the local planning authority.

Such strategy to include details of:

- c. Wayfinding for pedestrian and cyclists
- d. Vehicle directions and wayfinding
- e. Street naming signage

Development on the relevant parcel of land shall be implemented in accordance with the relevant strategy as approved.

Reason: 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.

#### Informatives:

##### 1 Reason for granting approval-

The applicant seeks to vary the trigger point of 11 conditions following a review of the design and procurement programme.

For conditions 2, 51, 53, 55, 56, 58 and 60, it is proposed to change the trigger points from prior to commencement of the superstructure of each building to prior to commencement of the building envelope. This is due to the first superstructure start date being June 2022; however, the various design packages (e.g. roof / façade / MEPH design) are not due to be completed until around the same time or shortly afterwards which would not allow for sufficient determination time. In terms of conditions 51 and 53, the applicant has confirmed the design and/or structural load of the green roof and rainwater recycling infrastructure has been factored into the design and structural calculations.

For conditions 8 (sound insulation between dwellings) and 9 (sound insulation

between uses), it is proposed to change the trigger points from prior to commencement of the superstructure of each building to prior to commencement of building fit-out. This is due to the first superstructure start date being June 2022; and the drylining package design, which is required to progress enhanced sound insulation, is not anticipated to be completed until a similar time which would not allow sufficient time for determination. Given the conditions refer to details concerning internal walls, the trigger is considered appropriate.

The proposed amendment to condition 27 (Block B; Roundhouse Way) seeks to move the trigger point from any above ground works to Block B to commencement of works to Block B above the level of Roundhouse Way. This is because the glazing and façade design is not due to be completed until July 2022 but the superstructure is to start on site in June 2022. The design package is required to inform the details of the ground floor uses submitted for approval.

The applicant has provided definitions for 'building envelope' and 'building fit-out' to ensure enforceability. Building envelope includes walls, roof, windows and doors. The condition trigger would be the commencement of the first of these individual works for a given building(s) or area(s) specified in the condition. For example if windows were the first of the building envelope works to commence, these would be the trigger for satisfying the applicable conditions. Building fit-out comprises internal partition walls (dry lining), then joinery, kitchens and bathrooms. As before, the condition trigger would be the commencement of the first of these individual works for a given building(s) or area(s) specified in the condition. For example if partition walls were the first of the fit out works to commence, these would be the trigger for satisfying the applicable conditions.

The trigger point of parts b, c & d of condition 65 (signage strategy) is also to be changed to prior to commencement of landscaping as the complete signage package is due to be complete following the first superstructure start on site date. These parts all refer to signage within the public realm, for instance wayfinding and route signage. However, where signage is to buildings (parts a & c), this will still be required prior to commencement of the building envelope to ensure building design and signage are considered together and well integrated.

In all cases, it is considered that the proposed change to the conditions would have no material impact on the matters required by the condition. Furthermore the changes would not materially alter the planning purpose, enforceability or preciseness of the original conditions.

- 2 You are advised that this decision relates only to the wording of planning conditions 2, 8, 9, 27, 51, 53, 55, 56, 58, 60 and 65 and shall only be read in the context of the substantive permission granted on 03/11/2020 under ref. 2020/3116/P (a variation to original permission 2017/3847/P dated 15/06/2018) and is bound by all the conditions attached to that permission.

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.



Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered below the text 'Yours faithfully'.

Daniel Pope  
Chief Planning Officer

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