

Application ref: 2021/5403/P  
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**Development Management**  
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Mr Harry Jackson  
St George House  
16 The Boulevard  
Imperial Wharf  
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 pursuant to condition 57b (Piling method statement) of planning permission 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).  
Drawing Nos: Letter from Thames Water dated 3/11/21; Method Statement for the installation of continuous flight auger piles Rev.03 dated 20/10/21 by Expanded Geotechnical and Plan and Emergency Preparedness Plan Rev.03 dated 25/10/21 by Expanded Geotechnical.

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

#### **Informative(s):**

##### **1 Reasons for granting approval:**

Part B requires a piling method statement for the main site, prepared in consultation with Thames Water. Details should include the depth and type of piling to be undertaken, the equipment to be used, and the methodology by which such piling will be carried out, including measures to prevent and

minimise the potential for damage to subsurface water infrastructure, and the programme for the works.

A method statement for the installation of continuous flight auger piles and a Site Specific Emergency Preparedness Plan has been submitted. The method statement outlines the depth and type of piling, equipment to be used, methodology including risk mitigation and a programme for the works.

The applicants have also submitted a letter from Thames Water dated 3.11.21 to confirm that they are satisfied that the proposed works will pose negligible risk to the Thames Water assets. It is noted that this letter is conditional subject to Thames Water receiving the monitoring specification and Emergency Preparedness Plan (EPP) which has been agreed separately amongst the applicant and Thames Water.

Thames Water were consulted and were satisfied that this condition section (b) can be discharged. It is considered that the details safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures.

The full impact of the proposed development has already been assessed.

The details are thus in general accordance with policies A5 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 2 (Residential Sound Mitigation), 7 (Prior completion sound testing), 8 (Enhanced sound insulation testing), 9 (Enhanced sound insulation between uses), 10 (Fixed Mechanical plant noise), 11 (Plant associated with Food & Drink uses), 13 (Main Site plant - noise and vibration), 16 (play space), 18 (local refuse storage), 19 (Adaptable homes), 21 (Block C Obscure Glazing), 23 (Blocks B, C, D and F Communal Roof Terraces), 24 (Detailed landscape plan), 25 (Cycle Parking), 26 (Building details), 27 (Block B; Roundhouse Way), 28 (Tree planting), 45 (Wind microclimate), 46 (Water Consumption), 51 (living roofs), 52 (PV Panels), 53 (Rainwater recycling), 55 (Bird and bat boxes), 56 (Mechanical ventilation), 58 (Air quality monitoring), 60 (Light strategy), 62d (contaminated land), 65 (Signage Strategy) and 66 (Wheelchair homes) of the planning permission ref. 2020/3116/P dated 03/11/2020 (for variation to original permission 2017/3847/P dated 15/06/2018) needs details to be submitted.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer