

Sofie Fieldsend  
Regeneration and Planning  
London Borough of Camden  
Camden Town Hall  
London  
WC1H 8ND

11 August 2022

Planning Portal reference: PP-11449950

Dear Sofie,

**PARTIAL DISCHARGE OF CONDITION 19 (ADAPTABLE HOMES) 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 partial discharge of Condition 19 application (Planning Portal reference PP-11449950) in respect of the Main Site for the 'Camden Goods Yard' project. This submission relates specifically to Blocks A, B, C, and F.

**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.

On 23 February 2022, the description of development of the Original Permission was amended pursuant to section 96A of the 1990 Act (decision reference 2022/0673/P).

**Condition 19: Adaptable Homes**

Condition 19 requires the following:

*Prior to commencement of the superstructure of each of Blocks A, B, C, D, E1 and F, details confirming which residential units within the relevant block would be designed and constructed in accordance with Building Regulations Part M4 (2) shall be submitted to and approved in writing by the local planning authority. Such details shall relate to no fewer than 561 flats identified in para 4.7.2 of the Design & Access Statement Addendum (July 2020) hereby approved.*

*All such flats shall be constructed in accordance with the details as approved.*

*Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of Policy H6 of the Camden Local Plan 2017.*

*The following application wishes to part discharge Condition 19 for Blocks A, B, C, and F.*

**Enclosed information**

The application has been submitted electronically via the Planning Portal reference PP-11449950. The application fee of £148.20 has been paid through the planning portal's online payment system.

In addition to this letter, this application includes the following supporting information which has been agreed as part of monthly pre-app discussions in December 2021:

- Schedule summarising accessible homes for buildings A, B, C and F.
- GA plans for buildings A, B, C and F highlighting the location of accessible homes.

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 via [jack.landor@stgeorgeplc.com](mailto:jack.landor@stgeorgeplc.com).

Yours sincerely.

Jack Landor

**Senior Land Manager  
St George PLC**