

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

14 October 2022

Planning Portal reference: PP-11595906

Dear Sofie,

**PARTIAL DISCHARGE OF CONDITION 2, 10 & 13 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 2, 10 & 13 application (Planning Portal reference PP-11605066) in respect of the Main Site for the 'Camden Goods Yard' project. This submission relates specifically to Blocks A and B.

**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 2**

*"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."*

## **Condition 10**

*"Prior to installation of the relevant plant/ machinery/ equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from that plant/ machinery/ equipment and mitigation measures as appropriate. The mitigation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity."*

## **Condition 13**

*"Prior to installation of any plant/machinery/equipment on any new building on the Main Site land parcel, an acoustic report setting out details of how the external noise levels from such equipment would meet the Council's noise (as set out in condition 10 above) and vibration (as set out in Table A of Appendix 3 to the Local Plan 2017) standards shall be submitted and approved in writing by the local planning authority. Such details to include any acoustic mitigation and anti-vibration measures as required.*

*All such noise and anti-vibration mitigation measures shall be put in place prior to first use of the relevant plant/machinery/equipment and shall thereafter be retained. The plant/machinery/equipment shall thereafter be maintained and operated in accordance with the manufacturers' recommendations."*

### **Enclosed information**

The application has been submitted electronically via the Planning Portal reference PP-11595906. 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 for closing conditions:

- 20-0484/R1 Rev.4 Noise and Vibration Assessment
- 20-0484/R2 Rev.2 Plant Noise Assessment Block A
- 20-0484/R4 Rev.0 Plant Noise Assessment Block B

and previously approved site reference drawings

- 1095\_00\_07\_001 Rev.2 Site Location Plan 1095\_00\_07\_100
- Rev.P4 Ground Floor / Site wide

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 the undersigned via [tracy.walsh@stgeorgeplc.com](mailto:tracy.walsh@stgeorgeplc.com).

Yours sincerely

**Tracy Walshe**

**Design Manager  
St George West London**