

Application ref: 2022/4601/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 23 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr Jakub Bebelski
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:

Partial details (relating to Blocks A and B only) pursuant to condition 55 (bird and bat boxes) 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 Middlemarch environmental ref. RT-MME-155400 Rev B dated 22/6/22; NBS specification Rev.C03 by St George dated 30/9/22; CGYB0-PTA-XXX-XX-DR-AR-05201 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05202 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05202 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05203 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05204 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05205 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05206 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05207 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-8 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05209 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05210 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05211 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05212 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05213 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05214 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05215 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05216 Rev.C1; CGYB0-PTA-XXX-XX-DR-AR-05217 Rev.C1 and CGYB0-PTA-XXX-XX-DR-AR-05218 Rev.C1.

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

Informative(s):

1 Reason for granting approval:

This is a partial discharge of details relating to Blocks A and B only. The submitted details of the proposed designs and locations of the bird and bat boxes have been reviewed by the Council's Nature Conservation Officer and are considered to secure appropriate features to promote wildlife habitats and biodiversity measures within the development. The submitted details are therefore considered sufficient to discharge condition 55.

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

As such, the details are in general accordance with policy A3 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 [blocks D+E1+E2] (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 [Blocks C, D, E1, E2 + F] (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



Daniel Pope
Chief Planning Officer