

Application ref: 2022/4602/P
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Date: 14 December 2022

Development Management
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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:

Details of green and brown roofs for Blocks A and B pursuant to part of condition 51 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: CGY00-PLA-ZZZ-RF-DR-LS-00200; CGY00-PLA-ZZZ-RF-SH-LS-00204; CGY00-PLA-XXX-RF-DR-LS-00230; Landscape Management Plan for Living Roofs Phase 2a by St George dated Dec 2022.

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 on the main site only. This condition requires details of the green roof including scheme of maintenance/construction/materials and planting species/density. The submitted details are considered sufficient to demonstrate that the green and

brown roofs proposed will have a broad range of plants including native species, have an adequate substrate depth and be adequately maintained. It is considered that the development undertakes reasonable measures to account for biodiversity and the water environment.

The details have been assessed by the Council's tree team and are considered sufficient to discharge planning condition 51.

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

As such, the details are in general accordance with policies A3 and CC1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 2 [Blocks C, D, E1, E2 + F] (Residential Sound Mitigation), 7 (Prior completion sound testing), 8 (Enhanced sound insulation testing), 9 (Enhanced sound insulation between uses), 10 [Blocks C, D, E1, E2 + F] (Fixed Mechanical plant noise), 11 (Plant associated with Food & Drink uses), 13 [Blocks C, D, E1, E2 + F] (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 [Blocks C, D, E1, E2 + F] (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