

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

25 January 2023

Planning Portal reference: PP-11879399

Dear Sofie,

DISCHARGE OF CONDITION 27 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 discharge of Condition 27 in respect of the Main Site for the 'Camden Goods Yard' project.

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 27

Notwithstanding the details as shown on the approved drawings, prior to commencement of any above ground works to Block B, details of the ground floor elevation to Roundhouse Way shall be submitted to and approved by the local planning authority in writing. Such details to incorporate consideration of:

- a) Maximising opportunities for engagement between ground floor uses and passers-by*
- b) Responding to the ground floor conditions on the opposite side of Roundhouse Way, and*
- c) Integrating the design with the remainder of the building*

The ground floor treatment shall be implemented in accordance with the details as approved.

Reasons: To ensure that the development contributes towards a cohesive streetscape appearance, promotes safer streets and public areas and contributes to the character and attractiveness of the Town Centre and in accordance with policies G1, D1, D3 (shopfronts) and C5 of the Camden Local Plan 2017.

The application has been submitted electronically via the Planning Portal reference PP- 11879399. 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:

- Roundhouse Way Presentation,

and Previously approved site reference drawings:

- 1095_00_07_001 – Rev P2 - Site location plan
- 1095_00_07_100 – Rev P5 - Ground Floor site-wide plan

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 tracy.walsh@stgeorgeplc.com.

Yours sincerely,

Tracy Walshe

Design Manager
St George North London