

Application ref: 2023/0610/P
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Ms Carolyn Jamieson
St George House
16 The Boulevard, Imperial Wharf
London
SW6 2UB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Camden Goods Yard
Chalk Farm Road
London
Camden
NW1 8EH

Proposal:

Details of Block B/ Roundhouse Way for condition 27 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: Planning Condition 27 -Building B Round House Way REV-A.

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

Informative(s):

1 Reason for granting:

This condition requires details of Block B's ground floor elevation facing Roundhouse Way to show that it has maximised activation of this frontage and that its design responds with the ground floor conditions on the block opposite as well as integrating in with the existing upper floors of Block B.

It is noted that recent NMA made alterations to the ground floor of Block B under ref. 2022/4273/P. It is considered that these alterations resulted in the maximisation of the active frontage that this ground floor elevation could provide while achieving a practical internal layout for the mix of uses. This design responded to the block opposite on Roundhouse Way and it is considered to integrate with the upper levels of Block B.

The design of the blocks uses features like full height glazing and visually permeable louvres to promote greater connection to the street and improved activation. It is considered 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. The details are considered sufficient to discharge planning condition 27.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with policies G1, D1, D3 and C5 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are reminded that conditions 2 (Residential Sound Mitigation) [Blocks C, D, E1, E2 + F], 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), 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