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## Appeal Decision

Inquiry held on 2 - 5 December 2025

Site visit made on 2 December 2025

by **Mr M Brooker DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18<sup>th</sup> May 2026

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### Appeal Ref: APP/X5210/W/25/3369926

#### Camden Goods Yard, Chalk Farm Road, London NW1 8EH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted.
  - The appeal is made by St George West London Ltd against the decision of the Council of the London Borough of Camden.
  - The application Ref is 2025/0939/P.
  - The application sought planning permission for "Variation of Conditions 4, 5, 6 (approved drawings) and 36 (PFS retail) of planning permission 2017/3847/P dated 15/6/18 (as amended by 2020/0034/P dated 05/05/2020, 2020/3116/P dated 03/12/2020 and 2022/0673/P dated 23 February 2022) for the 'redevelopment of petrol filling station (PFS) site to include the erection of a new building to accommodate flexible retail/food & drink floorspace (Class A1, A3 uses), Class B1 floorspace and a winter garden; with cycle parking, public space, public toilets and other associated works and highways works; all following demolition of existing petrol filling station. Use for a foodstore (Class A1 use) with associated car parking for a temporary period. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) for new homes (Class C3 market and affordable) together with non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, 2 education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore.' Amendments to include to PFS site only: Replacement of petrol filling station with electric vehicle charging station; increase in height and footprint to create additional Office floorspace (Class E) and remove access road; reconfiguration of plant and cycle parking. Updates to conditions 28 (trees) and 73 (non-residential floorspace). This application is accompanied by an addendum to the original Environmental Statement." without complying with conditions attached to planning permission Ref 2022/3646/P, dated 29 March 2023.
  - The conditions in dispute are Nos 3, 4, 5, 6 and 73, which are set out at the end of this decision in the attached Appendix.
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### Decision

1. The appeal is allowed and planning permission is granted for the variation of Conditions 4, 5, 6 (approved drawings) and 36 (PFS retail) of planning permission 2017/3847/P dated 15/6/18 (as amended by 2020/0034/P dated 05/05/2020, 2020/3116/P dated 03/12/2020 and 2022/0673/P dated 23 February 2022) for the 'redevelopment of petrol filling station (PFS) site to include the erection of a new building to accommodate flexible retail/food & drink floorspace (Class A1, A3 uses), Class B1 floorspace and a winter garden; with cycle parking, public space, public toilets and other associated works and highways works; all following demolition of existing petrol filling station. Use for a foodstore (Class A1 use) with associated car

parking for a temporary period. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) for new homes (Class C3 market and affordable) together with non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, 2 education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore.' Amendments to include to PFS site only: Replacement of petrol filling station with electric vehicle charging station; increase in height and footprint to create additional Office floorspace (Class E) and remove access road; reconfiguration of plant and cycle parking. Updates to conditions 28 (trees) and 73 (non-residential floorspace). This application is accompanied by an addendum to the original Environmental Statement." at Camden Goods Yard, Chalk Farm Road, London NW1 8EH in accordance with the application Ref 2025/0939/P, without compliance with condition numbers 3, 4, 5, 6 and 73 (and removing those conditions that are no longer relevant) previously imposed on planning permission Ref 2022/3646/P, dated 29 March 2023 and subject to the conditions detailed in the attached schedule.

### **Preliminary Matters**

2. The appeal site is currently a construction site accommodating a number of buildings at various stages of completion.
3. The s73 application from which this appeal results seeks consent for the appeal scheme without complying with conditions relating to approved plans and dwelling number and mix attached to permission 2022/3646/P, itself one of 3 s73 permissions and a further 20 s96a permissions in an evolution<sup>1</sup> of the original planning permission 2017/3847/P granted on 15 June 2018.
4. On 16 December 2025 the Government published a consultation: "National Planning Policy Framework: proposed reforms and other changes to the planning system" that details proposed reforms to the NPPF along with other changes to the planning system. The consultation was accompanied by a Written Ministerial Statement (WMS). The consultation and draft NPPF do not constitute Government policy or guidance, although they are capable of being material considerations the proposed reforms are draft and therefore may be subject to change and as such, I afford them only limited weight.
5. The parties have entered into Statements of Common Grounds with regards planning, viability and Heritage matters. The parties agree that the Council cannot currently demonstrate a 5-year housing land supply and does not meet the Housing Delivery Test, the Borough's housing land supply stands at just 2.8 years and consequently I consider that paragraph 11(d) of the National Planning Policy Framework is relevant to the appeal.
6. Moreover, as a result of the Planning Statement of Common Ground (PSoCG) the reasons for refusal in respect of heritage and flooding are withdrawn. Following the

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<sup>1</sup> CD2.15 CGY table of planning history

provision of the deed of variation the reason for refusal relating to the planning obligation was also withdrawn.

7. The parties have variously referred to standards and guidance<sup>2</sup> set by the Royal Institute of Chartered Surveyors (RICS). For the avoidance of doubt, while I have had regard to these documents in reaching my decision, Planning Practice Guidance (PPG) takes precedence over any RICS professional standards and guidance.
8. An Environmental Statement was produced in accordance with the 2017 EIA Regulations, and I have had due regard to it in reaching my decision.
9. On 25 March 2026 the Mayor of London's Support for Housebuilding LPG (the LPG), was issued. Evidence was submitted to the Inquiry regarding this emerging matter. The LPG refers to a 20% affordable housing requirement (60% social rent : 40% intermediate), as opposed to a 35% threshold as previously required. While this is of some relevance to the appeal scheme, I do not consider that it is determinative because the appellant is not proposing 20% affordable housing and may not be an eligible scheme for the lowered affordable housing detailed in the LPG.

### **Main Issue**

10. The main issues are, as a result of the varied conditions:
  - : Whether the appeal scheme would make an appropriate provision for affordable housing with particular regards to quantum, type, mix and the provisions of policy H4 of the Camden Local Plan and policy H5 of the London Plan, and
  - : Whether any adverse impacts of the appeal scheme would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole and other material considerations.

### **Reasons**

#### Affordable housing

11. The appellant seeks to revise the consented scheme to implement fire safety requirements, resulting in some physical changes and a reduction in the number of homes from 644 to 636<sup>3</sup>, to reduce the affordable housing provision and to alter the mix and tenure of dwellings. The appellant seeks to reduce the affordable housing provision from 38% to 15%<sup>4</sup>, by habitable rooms, resulting in 83 affordable dwellings of 60 Intermediate rent homes and 23 affordable rent homes<sup>5</sup>.
12. This is a significant reduction of 120 homes from the consented 203 affordable homes, being 110 affordable rent and 93 intermediate rent homes.
13. Policy H4 of the Camden Local Plan (CLP) (2017) and Policy H5 of the London Plan (2021) seek the supply of affordable housing subject, amongst other matters, to the viability of the development.

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<sup>2</sup> CD 5.0 RICS Financial Viability Conduct; CD8.51 RICS Assessing Viability; CD8.52 RICS Valuation of Development Property; CD8.53 RICS Red Book.

<sup>3</sup> Planning Statement of Common Ground para 4.3

<sup>4</sup> 'by habitable room' Planning Statement of Case para 1.19

<sup>5</sup> Planning Statement of Case para 1.19

14. The appellant has submitted a viability assessment to support the application and this appeal. Any viability assessment should follow the government's recommended approach to assessing viability as set out in the PPG and be proportionate, simple, transparent and publicly available<sup>6</sup>.

*Benchmark Land Value (BLV)*

15. The parties have substantially agreed<sup>7</sup> costs and revenues of the appeal scheme but have nonetheless presented two different approaches to assessing the viability of the appeal scheme, the results of which support their positions at the appeal.
16. The PPG states<sup>8</sup> that BLV should be "based on existing use value". However, as I saw at the site visit, the existing use of the appeal scheme is a construction site encompassing a partially complete mixed-use development.
17. RICS Practice Note<sup>9</sup> identifies that the Existing Use Value (EUV) for development sites could be zero and therefore identifies an Alternative Use Value (AUV) as a method for valuing such a site. As set out in the council's case in such an instance the AUV is determined as the residual sum realised by the revenue that the sale of the completed development would generate, less the various costs to complete the development. Therefore, the council has presented a valuation of the site as it stands now and the valuation date is current.
18. However, as a consequence, this AUV affords only an assessed value to that created by costs (acquisition and construction) that have rightly and reasonably been incurred by the developer in bringing the site to its current state. As a result, the AUV does not directly include some £111 million of costs, only the value (of a partially complete development) created by those costs.
19. The appellant has used an EUV+ valuation based on an updated valuation of the Morrisons Supermarket prior to demolition. The updated valuation, to bring it up to the current time, identified a lower value than that previously identified for the site. The appellant has included the costs incurred to date, I note that there is no dispute between the parties regarding these costs and it is not suggested that they are excessive or unreasonable.
20. The appellant has referred to various events, as having a significant effect on the financial viability of the scheme, including macroeconomic shocks of a "global pandemic, Russia's invasion of Ukraine, unprecedented interest rate rises, recessionary conditions, spiralling inflation and build costs, and sales rates halving"<sup>10</sup>. The effects of these events and other factors can be seen across the construction sector and I am satisfied that they are above and beyond the usual events and risks that a developer can be reasonably expected to anticipate and absorb in a construction period.
21. I note that allowing an appeal under section 73 of the Act technically creates a new planning permission, and that this is of some relevance to the timing of the valuation, the council identifies this as a difference between the parties' approach. However, a S73 application is inextricably linked to the original permission and as such I do not consider this to be determinative in this instance. I note that both

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<sup>6</sup> Paragraph: 010 Reference ID: 10-010-20180724 - PPG

<sup>7</sup> Viability Statement of Common Ground CD12.06

<sup>8</sup> Paragraph: 014 Reference ID: 10-014-20190509 - PPG

<sup>9</sup> CD8.51 B.1.13 PDF page 70

<sup>10</sup> Appellant's Opening Statement paragraph 8

parties have considered the valuation date at the time of this application, albeit the appellant has reconsidered the valuation of the Morrisons supermarket before it was demolished.

22. RICS guidance was extensively referred to by both parties, and I note that there is support within the guidance for both approaches. Moreover, the guidance<sup>11</sup> identifies that “best practice avoids reliance on a single approach or method of assessing the value of development property”.
23. Additionally, the parties have referred to a number of appeal decisions<sup>12</sup> to support their case. I have considered these decisions, and I am satisfied that each turns on the particular circumstances of those cases. Therefore, while I have afforded some weight to these cases in making my decision, they are not determinative in this instance.
24. There is nonetheless a clear contrast between a theoretical approach (a supposed sale and completion of the whole development) and the appellants method that is ultimately reflective of what has actually occurred on the site. The costs and revenue of appeal scheme are agreed by the parties in the Viability Statement of Common Ground (VSoCG), and it has not been suggested to me that the costs incurred to date by the appellant in acquisition or construction are unjustified or unreasonable.
25. I consider that, in the interests of simplicity and transparency, it is better that the BLV reflects the actual costs incurred by the developer in bringing forward the site for development. Subsequently, rather than being divorced from the facts that exist, I am satisfied that in this instance the appellant’s approach to BLV (EUV+) better represents the facts and circumstances of the development and that this approach is supported by policy and guidance<sup>13</sup>.

#### *Profit Matrix*

26. The appellant identifies a developer profit metric of 17.5% Internal Rate of Return (IRR), as opposed to the Councils preferred metric being profit on GDV, being the appropriate assessment and level of developer profit.
27. The policy framework in particular, the Homes for Londoners SPG<sup>14</sup>, does not preclude the use of IRR, but details that normally profit will be considered as a factor of GDV or GDC and where IRR is relied on, it must be justified and should also be considered as a factor of GDV and/or GDC.
28. The appeal scheme is a large and complex urban development with a number of complexities resulting in a longer development programme and it is noted in policy<sup>15</sup> that IRR is generally associated with longer term development programmes and is sensitive to the timing of costs and income. Indeed, the parties agree that IRR “can be an appropriate approach to assessing a reasonable return target for larger, long-term schemes such as the Appeal Scheme”.<sup>16</sup>

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<sup>11</sup> Paragraph 2.3.6 CD8.52 RICS Valuation of Development Property

<sup>12</sup> Brewery Quay, Cuba Street etc

<sup>13</sup> Paragraph: 011 Reference ID: 10-011-20180724

<sup>14</sup> CD 8.18 Affordable Housing and Viability SPG, Para 3.36

<sup>15</sup> CD 8.18 Affordable Housing and Viability SPG, Para 3.36

<sup>16</sup> CD 12.06 Viability Statement of Common Ground Para 2.12

29. The appellant's viability evidence<sup>17</sup> suggests that the Appeal Scheme produces an IRR of up to 3.66%<sup>18</sup>, against a stated target of 17.5%. The appellant's submitted evidence demonstrates that significant improvements, particularly in sales and build costs, are required to achieve an IRR of 8.22%. Still notably below the targeted 17.5% IRR. Ultimately on this basis, the appellant would be providing a greater level of affordable housing than is currently justified by their viability evidence. I note the appellants stated intent to undertake the development even at a lower IRR.
30. There is some dispute as to the robustness of the development programme, a key factor in determining the level of IRR. While there may be some potential to optimise the development programme presented at the inquiry, I do not consider that the resulting time savings suggested by the council are too limited to substantially alter the overall development programme and the IRR identified above.
31. Both parties have referred to other relevant schemes that support their case including the Aylesham Centre in Peckham<sup>19</sup>, while I have had regard to these cases, I do not consider that they are determinative in this instance.
32. With regards the stated need in policy to consider IRR as a factor of GDV / the appellant identities that "The profit on GDV for the updated appraisal is 6.2% compared to the IRR measure of 2.3%"<sup>20</sup>. I note that the council identifies a higher GDV figure. Regardless I am satisfied that the evidence before me satisfactorily reconciles the IRR against a profit on GDV measure.
33. Moreover, I am satisfied that the appeal scheme demonstrates the very characteristics referred to in policy, specifically it is a complex development to be undertaken over a longer period of time and as such it is reasonable to have reference to IRR as the profit matrix.

#### *Mix and tenure*

34. CLP Policy H4 seeks a mix of affordable housing types: 60:40. London Affordable Rent and Intermediate Rent. The PSoCG agrees<sup>21</sup> that the tenure mix of the approved scheme is 66:34 and the appeal scheme is 39:61, an inversion of the earlier approval and that required by policy.
35. The submitted plans show that the appeal scheme provides a range of dwellings from studios to 4-bed properties, across tenures. In doing so the appeal scheme does not directly replicate the dwelling size priorities set out in CLP policy H7 that identifies high, medium and lower priorities.
36. Nonetheless it is readily acknowledged<sup>22</sup> that proposal should provide some dwellings that meet high priorities wherever it is practical to do so. Policies H6 and H7 of the CLP seek a range of homes of different sizes. Moreover, it is readily apparent that there is considerable demand for all property types and tenures in the local area.

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<sup>17</sup> CD 1.31 Housing and Viability Statement dated February 2025

<sup>18</sup> CD 1.31 Table 8-1 Appraisal Output

<sup>19</sup> CD16.02.05 Mr Jones rebuttal Annex E p6-8

<sup>20</sup> Appellants viability Proof of Evidence, paragraph 5.22

<sup>21</sup> CD10.12 Planning Statement of Common Ground Paragraph 9.8

<sup>22</sup> Camden Local Plan Supporting text 3.190

37. The Policies of the CLP do not require strict adherence to a predetermined mix of tenure and type of dwellings, and I consider that the proposed mix of the appeal scheme is not so significantly different to the council's identified priorities as to be in conflict with the provisions of Policies H7 and H6 and there is considerable demand for the mix and tenure of the proposed dwellings. Therefore, I am satisfied that the appeal scheme provides an appropriate mix of dwelling types and tenures.

### *Conclusion*

38. To conclude this main issue, for the reasons detailed above I am satisfied that the appellant has demonstrated that the appeal scheme makes appropriate provision for affordable housing with particular regards to quantum, type and mix and is therefore in accordance with the provisions of policies H4, H6 and H7 of the Camden Local Plan and policy H5 of the London Plan (that refers to the provision of affordable housing), the provisions of the National Planning Policy Framework and National Planning Guidance.

### **Other Matters**

#### Housing Delivery

39. The parties agree<sup>23</sup> that the Council cannot currently demonstrate a 5-year housing land supply and does not meet the Housing Delivery Test. The Borough's housing land supply stands at just 2.8 years. Moreover, it is readily apparent that there is a significant unmet need for affordable housing<sup>24</sup>.
40. As such, the delivery of housing and affordable housing, even at the (justified) reduced levels are material considerations that weigh in favour of the appeal scheme and that I afford great weight to.

#### Viability Review Mechanism

41. The council details that the submitted deed of variation to the planning obligation does not contain a viability review mechanism, contrary to H4 of the CLP and Policy H5 of the London Plan.
42. Be that as it may, I have found that an IRR of 17.5% is reasonable and the appeal scheme, even on optimistic outcomes for sale rates, values and build costs would only realise an IRR of some 8.22% and just 3.66% on the appellant's viability evidence<sup>25</sup>.
43. On this basis, the appellant is providing a greater level of affordable housing than is currently justified by their viability evidence and as such I do not consider that in this instance there is a realistic prospect of viability improving prior to the completion of the scheme to such an extent that a greater level of affordable housing would be justified. Therefore, I do not consider that any harm is likely to occur from the absence of a review mechanism in this instance.

#### Heritage

44. Whilst the appeal scheme proposes very minor physical alterations to that previously approved, in considering whether to grant planning permission, I have

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<sup>23</sup> CD10.12 Planning Statement of Common Ground Paragraph 8.7

<sup>24</sup> CD10.12 Planning Statement of Common Ground - Table 8-3: Camden Affordable Housing Delivery Deficit

<sup>25</sup> CD 1.31 Housing and Viability Statement dated February 2025

been mindful of my statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), which requires me to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (CA).

45. Moreover, the appeal site is situated within proximity to many<sup>26</sup> designated and non-designated heritage assets and the parties agree that the appeal scheme will impact on the significance of grade II\* and II listed buildings<sup>27</sup>. In considering whether to grant planning permission, I have therefore also been mindful of my statutory duty under Section 66(1) of the Act which requires special regard to be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
46. Historic England (HE) responded to the s.73 application<sup>28</sup> and previously to the original application<sup>29</sup>. HE considered that there would be a modest degree of less than substantial harm to the Primrose Hill CA, Regent's Park and The Roundhouse.
47. This is not a matter that is at dispute between the parties, table 5.1 of the Built Heritage SoCG details the position of the parties with regards the heritage harm of the appeal scheme, while opinions differ on specific assets, the parties generally identify either a low or modest level of less than substantial harm or that the significance of the heritage asset is preserved.
48. Moreover, the parties agree that the appeal scheme would not amplify or otherwise alter the previously established level of less than substantial harm to the significance of a small number of heritage assets caused through a change in part of their townscape setting.

#### *Regent's Canal CA*

49. Regents Canal CA broadly follows the canal through Camden Town and incorporates former goods yard areas and adjacent buildings. Significance is largely derived from the secluded and enclosed nature of the canal, enhanced by the adjacent buildings, creating a tranquil space distinct from the busy surrounding urban environment.
50. The appeal scheme represents a significant intervention in the built environment both in terms of direct impact and as an element of setting of the CA and therefore represents a significant change. The petrol filling/temporary supermarket is situated within the Regents Canal Conservation Area.
51. Nonetheless, the appeal scheme is of high-architectural quality incorporating a variety of forms, heights and mass that responds to both the sites particular history and the varied character of the wider urban context in which it is located. On this basis I am satisfied that the significance of the Regents Canal CA is sustained.

#### *Primrose Hill CA*

52. The significance of this CA, of particular relevance to the appeal scheme, is the landscape setting with the green space of Primrose Hill and the traditional and strongly represented townscape of formal street patterns. The appeal scheme

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<sup>26</sup> Tables 3.1 - 3.5 of CD13.01 Built Heritage SoCG.

<sup>27</sup> Table 3.6 of CD13.01 Built Heritage SoCG.

<sup>28</sup> CD3.14 Letter dated 7 April 2025

<sup>29</sup> CD2.04

introduces a larger scale of development that will be visible in some views, particularly from Primrose Hill and where the immediate context is one of traditionally scaled historic buildings.

53. However, while the separation distance, interposing buildings and distinctly different character and appearance of the appeal scheme, clearly limits the effect of the appeal scheme on the CA, I am nonetheless satisfied that would cause a modest degree of less than substantial harm to the significance of the Primrose Hill CA as a whole.

#### *Regent's Park*

54. Regent's Park (Grade I Registered Park and Garden of Special Historic Interest) is an extraordinary and ambitious urban park, the significance of which is derived from elements of the designed landscape and as the setting for a wealth of listed buildings.
55. The appeal scheme would be visible above the tree line from some very limited parts of the Park, I consider this to be a highly localised effect within a complex urban area. Consequently, I consider that the appeal scheme would result in a very modest degree of less than substantial harm to the significance of Regent's Park.

#### *The Roundhouse*

56. The significance of this grade II\* listed building lies in its industrial historic importance and imposing form, accentuated by the shape of the building and prominent roofscape. The appeal scheme represents a significant development in proximity to this heritage asset, and it will be visible in some views from Haverstock Hill where the prominence of the Roundhouse would be diminished by the larger new development in the backdrop.
57. The appeal scheme is of high-architectural quality incorporating a variety of forms, heights and mass and the parties acknowledge that development of any significant scale would appear in some views behind the Roundhouse. Nonetheless, I consider that the visual impact of the appeal scheme would detract somewhat from building's scale, its elevation above immediate historic neighbours, and would reduce the prominence of its significant roof form.
58. I therefore consider that the appeal scheme would result in some modest less than substantial harm to the setting of the Roundhouse.
59. In common with HE and the parties I have found that the appeal scheme would result in a modest level of less than substantial harm to a harm to the Primrose Hill CA, Regent's Park and the setting of The Roundhouse. Because I have found harm in respect of a number of heritage assets, I afford this greater weight than if only one asset were harmed. I do not consider that these separate harms individually or cumulatively amount to 'substantial weight' in the context of the guidance set out in the Framework.
60. Nonetheless, the harms I have identified are given 'considerable importance and weight', as the s66 and s72 duties apply, in the balance where I will conclude against CLP Policy D2 and London Plan HC1.

#### **Conditions and Planning Obligation**

61. The Deed of Variation and Planning Obligation would secure Affordable Housing and other matters such as an Energy Efficiency and Renewable Energy Plan.
62. Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 and paragraph 57 of the Framework details that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation meets the three tests detail in the legislation. I am satisfied from the evidence before me that the obligations are necessary, directly related to the proposal and fair and reasonable in scale and kind to the appeal scheme. As a result, I have taken the obligations into account as part of my overall conclusion that the appeal should be allowed.
63. The Planning Practice Guidance makes clear that decision notices for the grant of planning permission under section 73 should also restate the conditions imposed on earlier permissions that continue to have effect.
64. The PPG<sup>30</sup> is clear that in deciding an appeal on an application under Section 73, the Secretary of State will only consider the condition in question. However, the PPG<sup>31</sup> goes onto explain that new conditions could be imposed, provided they do not materially alter the development and could have been imposed on earlier planning permissions.
65. The Council and the appellant agreed a list of conditions which should be attached to the planning permission in the event that the appeal is allowed. These conditions largely replicate previous conditions attached to the earlier permission, but some have been amended by the parties to reflect subsequent discharge of condition approvals. I have attached the suggested conditions. I have not restated the conditions imposed on earlier permissions that no longer have effect.
66. While work has already commenced, I have nonetheless included condition 1, recognising the time limit for the implementation of the original planning permission at the specific request and agreement of the parties in the interests of necessity to provide certainty.
67. Condition 2 specifies the plans approved and is necessary to clarify the terms of the planning permission, due to the extensive and technical nature of the condition and the documents I have attached the schedule of the documents and drawings register<sup>32</sup>. Condition 69 controls the number and mix of residential properties and is necessary in the interests of clarity.
68. Conditions 3 – 21, 30 – 42, and 53, 55, 56 and 70 are necessary to protect the living conditions of existing and future residents with regards noise, vibration and odour, provision of play space, refuse facilities, adaptable homes, privacy, communal spaces, landscaping, hours of use, ventilation and wind.
69. Condition 22 is necessary to ensure the provision and retention of the cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.
70. Conditions 23 and 24, 28 – 29 and 48 are necessary to control the appearance of the buildings in the interests of the character and appearance of the area.

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<sup>30</sup> Planning Practice Guidance – Use of Planning Conditions, Paragraph 031 Reference ID: 21a-031-20180615

<sup>31</sup> Planning Practice Guidance – Use of Planning Conditions, Paragraph 040 Reference ID: 21a-040-20190723

<sup>32</sup> CD1.45a Camden Goods Yard – Condition 3 – Document & Drawings Register (July 2025)

- Conditions 25 – 27 are necessary to ensure tree planting and the protection of trees and nesting birds.
71. In the interests of the environment, it is necessary to include conditions 43 – 45, 50 to control the use, disposal and supply of water.
  72. In the interests of the local environment and the living conditions of local residents I consider it necessary to include conditions 46 and 54 relating to design and method statements and arrangements to ensure that the construction of HS2 is not impeded and the impact of piling on site on the adjacent railway and Thames Water infrastructure.
  73. Condition 47 is necessary in the interests of archaeology. Condition 49 relates to photovoltaic panels and is necessary to ensure their appropriate provision, retention and maintenance.
  74. In the interests of ecology, it is necessary to include the species, bat and bird protection measures detailed in conditions 51, 52 and 60.
  75. In the interests of the character and appearance of the area and the living conditions of residents, it is necessary to include condition 52 regarding a lighting strategy. Furthermore, for the same reasons it is necessary to include conditions 61 – 68.
  76. In the interests of the environment and future residents it is necessary to include conditions 58 and 59 in relation to contaminated land.
  77. To ensure the implementation of the submitted Flood Emergency Plan it is necessary to include condition 71 in the interests of the environment and residents in accordance with policy CC3 of the London Borough of Camden Local Plan and policy SI12 of the London Plan 2021.
  78. Conditions 72 - 74 are necessary to ensure that the development minimises carbon emissions in accordance with Policy SI2 in the London Plan 2021 and Policy CC1 of the Camden Local Plan 2017.
  79. Finally, condition 75 is necessary to control active cooling in the interest of the environment and the living conditions of residents in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

### **Planning Balance & Conclusion**

80. With regards the heritage balance, I have found a modest level of less than substantial harm to various heritage assets, to which I have afforded considerable importance and weight. The Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.
81. In this regard I have considered the economic, social and environmental benefits of the appeal scheme, the uppermost being the delivery of housing and affordable housing. While the quantum of housing and affordable housing is reduced from the earlier consented scheme, I am nonetheless satisfied that this public benefit in itself, which I afford great weight, does outweigh the harm to the heritage assets. As such the appeal scheme is not contrary to CLP Policy D2 and London Plan HC1 that seeks to protect designated heritage assets.

82. Turning to the overall planning balance, the appeal scheme would not provide the full quantum of affordable housing usually required by the Development Plan and would be at a lower level than that previously granted consent.
83. However, I am satisfied that the appellant has demonstrated, with regards the viability evidence submitted, that the appeal scheme makes appropriate provision for affordable housing and is therefore in accordance with the provisions of policy H4 of the Camden Local Plan and policy H5 of the London Plan and National Planning Guidance.
84. As such, in the context of an absence of a 5-year housing land supply and a continued high demand for affordable housing I afford the provision of housing and affordable housing, even at a reduced quantum, great weight.
85. Therefore, it is readily apparent that any adverse impacts of varying the conditions would not, by some considerable margin, significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole and other material considerations.
86. For the reasons given above I conclude that the appeal should succeed. I will grant a new planning permission without the disputed conditions but substituting others as necessary and restating those undisputed conditions that are still subsisting and capable of taking effect.

*Mr M Brooker*

INSPECTOR

## APPEARANCES

### FOR THE APPELLANT:

Mr Rupert Warren KC and Odette Chalaby of Landmark Chambers

Instructed by

Lindsay Garratt and Matt Steinbrecher of Winckworth Sherwood LLP

Calling:

- : Ben Ford, BSc (Hons), DipSurv, MRTPI - Senior Director at Quod
- : Chris Wheaton, BSc (Hons), MRICS - Senior Director at Quod

### FOR THE LOCAL PLANNING AUTHORITY:

Mr Matthew Henderson,

Instructed by

William Bartlett, Planning Solicitor at Camden Legal Services

Calling

- : Andrew Jones BSc MRICS of BPS Chartered Surveyors; and
- : Joshua Lawlor, BA (Hons), Principal Planning Officer in the Development Management service at the London Borough of Camden.

### INTERESTED PARTIES:

- : Ms Brown – Local Resident
- : Mr Neale – Local Resident

## **DOCUMENTS**

- ID1. Appellant's Evidence Errata Document
- ID2. Appellant's Construction Programme Comparison (with Aylesham Centre)
- ID3. Appellant's Grant Funding Discussion Response
- ID4. Appellant's Construction Briefing Note
- ID5. Draft Unilateral Undertaking
- ID6. Draft S106 Proposed Final
- ID7. Quod Note on BPS Further Appraisals
- ID8. Council draft CIL Compliance Statement
- ID9. Appellant Appearances List
- ID10. Council Appearances List
- ID11. Appellant's Opening Submissions
- ID12. Council's Opening Submissions
- ID13. Inspector Site Visit Route (including plans)
- ID14. Note of Further BPS Appraisals – BPS response
- ID15. BPS Updated AUV
- ID16. BPS Appraisal with GDV Profit
- ID17. Proposed engrossment S106 DOV – 2 December 2025
- ID18. CIL Regulations Compliance Statement
- ID19. Summary Note of S106 DoV
- ID20. Title documents for the Site
- ID21. Engrossment S106 Unilateral Undertaking
- ID22. Summary Note of S106 Unilateral Undertaking
- ID23. Council Closing Submission
- ID24. Appellant Closing Submission

## Appendix A – Conditions to which variations are sought

- 3. Approved Drawings and documents (I/IV)** The development hereby permitted shall be carried out in accordance with the following approved plans: Background Papers, Supporting Documents and Drawing Numbers: Block A: Plans: CGY0B-PTA-ZZZ-B2-DR-AR-90101 REV P02; CGY0B-PTA-ZZZ-B1- DR-AR-90102 REV P02; all with prefix (13508-A-A1\_): 2-L00-00-100 REV P02; 2-L00-00-101 REV P02; 2-L01-00-102 REV P02; 2-L02\_10-00-103 REV P02; 2-L11-00-104 REV P02; 2-L12-14-00-105 REV P02; 2-LR-00-106 REV P02. Elevations: Prefix (13508-A-A1\_): 2-E-NE-04-140 REV P02; 2-E-NW-04-141 REV P02; 2-E-SE-04-142 REV P02; 2-E-SW-04-143 REV P02. Sections: All with prefix (13508-A-LXX) 05-151 REV P02; 05-152 REV P02; 05-153 REV P02; 05-154 REV P02; 05-155 REV P02; 05-156 REV P02. Bay studies: All with prefix (CGYA0-PCY-) ZZZ-ZZ-DR-AR-00160 REV P02; ZZZ- ZZ-DR-AR-00161 REV P02; ZZZ-ZZ-DR-AR-00162 REV P02; ZZZ-ZZDR-AR-00163 REV P02; ZZZ-ZZ-DR-AR-00164 REV P02; RES-ZZ-DR-AR03200 REV P01; RES-ZZ-DR-AR-03201 REV P01. Block B: Plans: 1095\_02\_07\_099 REV P3; 1095\_02\_07\_100 REV P3; 1095\_02\_07\_100M REV P4; 1095\_02\_07\_101 REV P3; 1095\_02\_07\_102 REV P3; 1095\_02\_07\_103 REV P3; 1095\_02\_07\_104 REV P3; 1095\_02\_07\_105 REV P3; 1095\_02\_07\_106 REV P3; 1095\_02\_07\_107 REV P2; 1095\_02\_07\_108 REV P4; 1095\_02\_07\_109 REV P4. Elevations: 1095\_02\_07\_200 REV P3; 1095\_02\_07\_201 REV P4; 1095\_02\_07\_202 REV P3; 1095\_02\_07\_203 REV P4. Sections: 1095\_02\_07\_204 REV P4; 1095\_02\_07\_205 REV P3; 1095\_02\_07\_206 REV P3; 1095\_02\_07\_207 REV P3; Bay Studies: 1095\_02\_07\_400 REV P3; 1095\_02\_07\_401 REV P3; 1095\_02\_07\_402 REV P4; 1095\_02\_07\_403 REV P3; 1095\_02\_07\_404 REV P3; 1095\_02\_07\_405 REV P5. Unit types: 1095\_02\_07\_500 REV P2; 1095\_02\_07\_501 REV P2; 1095\_02\_07\_502 REV P2 Block C: Plans: 1095\_03\_07\_100 REV P4; 1095\_03\_07\_101 REV P3; 1095\_03\_07\_102 REV P3; 1095\_03\_07\_103 REV P3; 1095\_03\_07\_104 REV P3; 1095\_03\_07\_105 REV P3; 1095\_03\_07\_106 REV P3; 1095\_03\_07\_107 REV P3; 1095\_03\_07\_108 REV P3; 1095\_03\_07\_109 REV P3; 1095\_03\_07\_110 REV P3; 1095\_03\_07\_111 REV P3 4 Elevations and sections: 1095\_03\_07\_201 REV P3; 1095\_03\_07\_202 REV P4; 1095\_03\_07\_203 REV P3; 1095\_03\_07\_204 REV P3; 1095\_03\_07\_300 REV P3; 1095\_03\_07\_301 REV P3; 1095\_03\_07\_302 REV P3. Bay studies and unit types: 1095\_03\_07\_400 REV P3; 1095\_03\_07\_401 REV P3; 1095\_03\_07\_402 REV P3; 1095\_03\_07\_500 REV P2. Block D: All with Prefix (1095\_04\_07\_) Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2). Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2). Bay studies and unit types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 500 (REV P2); 501 (REV P2). Block E1. Prefix (13508-A-E1-): L00-00-100 (Rev A); L01\_04-00-101; L05\_10-00-102; Roof Plan-00-103; E-N-04-144 (Rev A); E-S-04-145 (Rev A). Sections: Prefix (13508-A-LXX-05-): 155 (Rev A); 156 (Rev A). Block E2. All with Prefix (1095\_06\_07\_): Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2); Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2); Bay studies and types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 403 (REV P2); 500 (REV P2); 501 (REV P2); 502 (REV P2).
- 4. Approved Drawings and documents (II/IV)**: Block F: All with Prefix (1095\_07\_07\_) Plans: 1095\_07\_07\_100 (REV P3); 1095\_07\_07\_101 (REV P4); 1095\_07\_07\_102 (REV P4); 1095\_07\_07\_103 (REV P4); 1095\_07\_07\_104 (REV P4); 1095\_07\_07\_105 (REV P4); 1095\_07\_07\_106 (REV P3); 1095\_07\_07\_107 (REV P3); 1095\_07\_07\_108 (REV P3); 1095\_07\_07\_109 (REV P1); 1095\_07\_07\_110 (REV P1); 1095\_07\_07\_111 (REV P3) Elevations and sections: 1095\_07\_07\_200 (REV P3); 1095\_07\_07\_201 (REV P3); 1095\_07\_07\_202 (REV P3); 1095\_07\_07\_203 (REV P3); 1095\_07\_07\_300 (REV P3); 1095\_07\_07\_301 (REV P2); 1095\_07\_07\_302 (REV P3); 1095\_07\_07\_303 (REV P3) Bay Studies and unit types: 1095\_07\_07\_400 (REV P2); 1095\_07\_07\_401 (REV P3); 1095\_07\_07\_402 (REV P2); 1095\_07\_07\_403 (REV P2); 1095\_07\_07\_404 (REV P3); 1095\_07\_07\_405 (REV P2); 1095\_07\_07\_406 (REV P3); 1095\_07\_07\_407 (REV P2); 1095\_07\_07\_500 (REV P2); 1095\_07\_07\_501 (REV P2); 1095\_07\_07\_502 (REV P1) Petrol Filling Station site. All with Prefix (CGY-MAK-XX-): Proposed plans : 00-DR-A-02-150 Rev.P2; 01-DR-A-02-151 Rev.P1; 06-DR-A02-152 Rev.P1; 00-DR-A-06-160 Rev.P2; 00-DR-A-06-161 Rev.P2; 01-DR-A06-162 Rev.P1; 01-DR-A-06-163 Rev.P1; 02-DR-A-06-164 Rev.P1; 03-DR-A-06-165 Rev.P1; 04-DR-A-06-166 Rev.P1; 05-DR-A-06-167 Rev.P1; 06-DR-A-06-168 Rev.P1; 5 All with Prefix (CGY-MAK-XX-ZZ-DR-A-06-): Proposed sections: 200 Rev.P1; 201 Rev.P1; 202 Rev.P1; 203 Rev.P2; 204 Rev.P1;

205 Rev.P1; Proposed elevations: 300 Rev.P1; 301 Rev.P1; 302 Rev.P1; 303 Rev.P1; 304 Rev.P2; All with Prefix (CGY-MAK-00-ZZ-DR-A-00-0): 61 Rev.P1; 62 Rev.P1, 63 Rev.P1 Bay studies: All with Prefix (CGY-MAK-XX-00-DR-A-00-0): 61 Rev P1; 62 Rev P1, 63 Rev P1. Petrol Filling Station Site Phase 1a (Temporary Foodstore) - All with Prefix (1095\_03\_07\_) 002\_P01; 010\_P06; 030\_P01; 040\_P02; 100\_P05; 101\_P03; 200\_P03; 300\_P02 and 600\_P05. Phase 1a Documents Planning Statement January 2020 (CBRE); Design Statement January 2020 (Allies and Morrison); Addendum to Transport Assessment January 2020 (Ardent); Sustainable Design and Construction Statement Addendum January 2020 (Hodgkinson); HATO Façade Proposal (January 2020); EIA Letter of Conformity January 2020 (Ramboll); Green roofs and solar PV-feasibility by Hodgkinson dated 21/2/20; Site Narrative and Temporary Façade by HATO. Masterplan drawings: Site location plan: CGY-MAK-XX-ZZ-DR-A-00-100 REVP1; CGY-MAK-XX-00- DR-A-00-110 Rev.1. Main site & PFS Site 1095\_00\_07\_022 REV P1; Demolition plans: 1095\_00\_07\_002 REV P1; 1095\_00\_07\_003 REV P1; Plans: CGY0B-PTA-ZZZ-B2-DR-AR-90001 Rev P2; 1095\_00\_07\_099 Rev P6; 1095\_00\_07\_001 REV P2; CGY-MAK-XX-00-DR-A-00-050 REV P2; 1095\_00\_07\_101 REV P6; 1095\_00\_07\_102 REV P6; 1095\_00\_07\_103 REV P6; 1095\_00\_07\_104 REV P6; 1095\_00\_07\_105 REV P6; 1095\_00\_07\_106 REV P5; 1095\_00\_07\_107 REV P5; 1095\_00\_07\_108 REV P5; 1095\_00\_07\_109 REV P5; 1095\_00\_07\_110 REV P5; 1095\_00\_07\_111 REV P5; 1095\_00\_07\_112 REV P5; 1095\_00\_07\_113 REV P5; 1095\_00\_07\_114 REV P2; 1095\_00\_07\_115 REV P5; 1095\_00\_07\_120 REV P3 1095\_00\_07\_121 REV P3; 1095\_00\_07\_122 REV P3; 1095\_00\_07\_123 REV P3 Site Elevations: 1095\_00\_07\_200 REV P3 Site Sections: 1095\_00\_07\_300 REV P3; CGY-MAK-XX-00-DR-A-00-051 REV P1; CGY-MAK-XX-00-DR-A-00-052 REV P1; 1095\_00\_07\_303 REV P3.

- 5. Approved Drawings and documents (III/IV):** 6 Landscape and trees 1573-027 I; 1573-101E; 1573-102C; 1573-103D; 1573-104C; 1573-105E; 1573-200; 1573-201; 1573-202; 1573-203A; 1573-005L Accommodation schedule: 1095\_03 - Camden Goods Yard, Phase 2a Rev 03 - Residential Mix (without grant funding) (dated 30 October 2020) by Allies and Morrisons (excluding the floorspace figures associated with the PFS Site which shall instead be in accordance with Accommodation Schedule: Juniper Building, PFS Site (Phase 1b), Camden Goods Yard (dated 17 January 2023) by Makower Architects). Accommodation Schedule: Juniper Building, PFS Site (Phase 1b), Camden Goods Yard (dated 17 January 2023) by Makower Architects. Planning Statement (prepared by Turley; dated July 2017); Design and Access Statement (prepared by Allies and Morrison; dated 30 June 2017) with Landscape chapter 6 addendum Oct 2017; Environmental Statement Volume 1 Main Report (dated 30 June 2017) with supporting Volume 2a (Townscape and Visual Impact Assessment) Volume 2b (Built Heritage) Volume 3a (Technical Appendixes); Volume 3b (Transport Assessment (prepared by Ardent; dated July 2017); Addendum to Transport Assessment (prepared by Ardent; dated October 2017); Note on Summary of changes to bus delays; ES supporting technical appendices: 1.1 IEMA Quality Mark checklist; 2.1 Scoping Report; 2.2 Scoping Opinion; 2.3 Flood Risk assess and Surface Water Drainage Strategy (AECOM, rev. 6, October 2017) ; 9.1 Acoustic Terminology; 9.2 Baseline Noise and Vibration; 9.3: Traffic Flow Data; 9.4: Amenity Space Calculations; 9.5 Glazing calculations; 9.6: Glazing Mitigation; 10.1 Additional appendix Daylighting Scenarios Neighbouring window maps; 10.1 Daylighting Scenarios; 10.2 Daylight Sunlight Assessment; 10.3 Overshadowing Assessment; 10.4 Solar Glare Assessment (rev A by GIA 25th September 2017); 10.5 Light Pollution Assessment; 10.6 Internal daylight sunlight assessment; 10.6 Overshadowing assessment; 11.1 Pedestrian Level Wind Microclimate Assessment; Affordable Housing Statement (prepared by Turley; dated June 2017); Air Quality Assessment (prepared by Ardent; dated June 2017); Arboricultural Impact Assessment (prepared by Middlemarch Environmental (dated December 2016, revised June 2017); Pre-Development Arboricultural Survey (prepared by Middlemarch Environmental; dated June 2017); Archaeological Desk Based Assessment (prepared by CgMs Heritage; dated June 2017); Basement Impact Assessment Report, AECOM (ref. 60493836/GEO/DOC/BIA/001), rev. 05, November 2017 with supporting document and Site groundwater characteristics, (2 page, by AECOM, October 2017); Design Note - Block A and F Basement realignment (prepared by Walsh dated 16/06/2021); Cover letter prepared by St George (dated 08/07/2021); Construction Management Plan Pro Forma v2.2 (prepared by Barratt London; Rev 4 dated 4th October); Economic and Regeneration Impact Statement (prepared by Turley Economics; dated June 2017); Framework Travel Plan (prepared by Ardent; dated October 2017); Health Impact Assessment (prepared by Turley; dated June 2017); Noise and Vibration Impact Assessment (prepared by Ardent; dated June 2017); Noise Assessment Addendum (prepared by Ardent; dated October 2017); Baseline Noise and Vibration Measurements (prepared by Ardent; dated

June 2017); Preliminary 7 Bat Roost Assessment (prepared by Middlemarch Environmental; Rev C issued June 2017); Preliminary Ecological Assessment (prepared by Middlemarch Environmental; Rev C issued June 2017); Servicing Management Plan (prepared by Ardent; dated July 2017); Statement of Community Involvement (prepared by Morrisons; dated July 2017);

- 6. Approved Drawings and documents (IV/IV):** Sustainable Design & Construction Statement Vol. 1 - Main Report (prepared by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol. 2 Energy Statement (prepared by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol 3. - BREEAM Pre-Assessment (prepared by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol 4 - Thermal Comfort (prepared by BBS Environmental; dated June 2017) ; Sustainable Design and Construction Statement Addendum (prepared by Aecom; dated October 2017); Contextual Daylight and Density Research (prepared by gia; dated 29 June 2017); Proposed Amendments to the Camden Goods Yard Planning Application (2017/3847/P), London Borough Of Camden: Environmental Implications Letter from Ramboll Environ (dated 12 October); Letter titled 'Camden Goods Yard - Scheme Amendments and Clarifications' from Turley dated 12 October 2017; Supplementary Comment: Impact of Proposed Development on Regent's Park (prepared by Turley; dated October 2017); Camden Goods Yard 1095 Design Development NOTES (prepared by Allies & Morrison). Planning Statement, prepared by Turley (dated July 2020); Design and Access Statement, prepared by Allies and Morrison (dated July 2020); ES Vol. 1 Main Report - Environmental Implications Letter and Supporting Technical Note, prepared by Ramboll (dated 13/07/2020); ES Vol 2a TVIA Addendum, prepared by Turley; ES Vol 2b Built Heritage Addendum, prepared by Turley; ES Vol 3a Technical Appendices: SocioEconomics Addendum, prepared by Turley; Air Quality Addendum, prepared by Ardent (dated July 2020); Daylight, Sunlight and Overshadowing Addendum, prepared by Ardent (dated 17/06/2020); Wind and Microclimate Addendum, prepared by RWDI Accessibility, prepared by David Bonnett Associates; Arboricultural Impact Assessment, prepared by Middlemarch Environmental; Basement Impact Assessment, prepared by Aecom by AECOM, ref. 60620758, revision 08, dated 13 July 2020; Health Impact Assessment Addendum, prepared by Turley; Noise and Vibration Impact Assessment, prepared by Ardent (dated July 2020); Statement of Community Involvement, prepared by BECG; Sustainable Design and Construction Statement Vol. 1 Main Report, Vol. 2 Energy Statement (6th July 2020), Vol. 3 BREEAM Pre-Assessment, Vol. 4 Thermal Comfort (dated October 2017), all prepared by Energist; Tree Retention and Removal Strategy, prepared by Murdoch Wickham; Typical Tree Details, prepared by Murdoch Wickham; Surface Water Drainage Strategy, prepared by Aecom (ref CGY00-ACM-XXXXX-RP-ST-000004) (dated 22 May 2020); Technical note prepared by H+H Fire (dated 7th September 2020); Sustainability Statement Addendum (dated 6 June 2020) by Energist. Air Quality Technical note (Aug 2022) by Ardent; Youth Space Vision Document (Aug 2022) by Dallas-Pierce-Quintero; S73 Design and Access Statement Addendum (Aug 2022) by Makower Architects; Electric Vehicle 8 Charging Station Outline Management Framework (Aug 2022) by Morrisons; BREEAM Pre-Assessment Report Rev.5 (Aug 2022) by Energist; Detailed Circular Economy Statement (Aug 2022) by Energist; Energy Strategy Addendum Rev.P07 (Aug 2022) by Waterman Building Services Limited; Juniper building gateway 1 (Aug 2022) by Elementa; Heritage Statement: Addendum (Aug 2022) by Turley Heritage; Noise and vibration addendum (Aug 2022) by Ardent; Planning Statement - PFS Site, Juniper Building Revisions, (Aug 2020) by Quod; Sustainability Strategy Addendum (Aug 2022) by Waterman Building Services Limited; Whole Life-cycle Carbon Assessment Rev.1.2 (30/11/22) by Ramboll; Environmental implications letter: PFS parcel building revisions (24/8/22) by Ramboll UK Ltd; Transport Statement Addendum (Aug 2022) by Ardent; Transport Technical Note - Petrol Filling Station (Aug 2022) by Ardent.

- 73. Number and mix of residential units** The redevelopment of the petrol filling station site shall include the erection of a new building of up to six storeys and up to 13,797 sq m GEA floorspace. The redevelopment of the main supermarket site shall include the erection of seven buildings of up to 15 storeys accommodating 644 residential units (441 market, 203 affordable) affordable in up to 66,327 sq m GEA of residential floorspace) together with up to 27,983 sq m GEA non-residential floorspace, as shown in the approved plans and documents referred to in Conditions 3, 4, 5 and 6 of this permission"

The reasons given for the conditions are: no reason is listed for conditions 3, 4, 5, and 6. In respect of condition 73 the stated reason is: For the avoidance of doubt and in the interest of proper planning.

## **Appendix B – Schedule of Conditions**

1. The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2017/3847/P dated 15/06/2018.
2. The development shall be carried out in accordance with the reports, specifications and drawings detailed in the 'Documents and Drawings Register' attached to this decision.
3. Prior to commencement of the building envelope of each of Blocks 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.
  - : Development of Blocks A and B shall be carried out in accordance with approved details dated 20/03/2023 under reference 2022/4600/P.
4. Prior to first residential occupation of each of Blocks B, C and F, and after installation and commissioning of the acoustic mitigation for the relevant building as approved under Condition 2, a validation testing strategy for the relevant building shall be submitted to and approved by the local planning authority.
  - : The strategy shall set out how internal noise conditions in the relevant habitable rooms shall be demonstrated to be compliant with the standards required by Condition 2, and shall include details of the following:
    - a. Time and dates of testing
    - b. Consideration of how test period is representative of local noise environment
    - c. Details of the sample of no fewer than 3 flats on different floors in each building
  - : The tests shall be carried out in accordance with the strategy as approved. The results of the relevant tests shall be submitted to the Local Planning Authority for approval in writing. The relevant building shall not be occupied until such approval is confirmed.
5. Prior to commencement of the building fit-out of each of Blocks C, D, E1, E2 and F, details of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings, (for example living room above bedroom of separate dwelling), for the relevant building, shall be submitted to and approved in writing by the Local Planning Authority.
  - : The insulation details as approved shall be implemented prior to first residential occupation of the relevant building and thereafter be permanently retained.
  - : Development of Blocks A and B shall be carried out in accordance with approved details dated 09/10/2023 under reference 2023/3826/P.
6. Prior to commencement of the building fit-out of each of Blocks C, D, E1 and F details of the sound insulation of the floor/ ceiling/ walls separating all non-habitable uses (for example retail, residential gym, office, workshop) uses from adjacent

residential uses for the relevant building shall be submitted to and approved in writing by the local planning authority. Such details shall demonstrate that the sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  is enhanced by at least 10dB above the Building Regulations value and include such mitigation measures as necessary in order to achieve the 'Good' criteria of BS8233:2014 within the relevant dwellings.

- : The details as approved shall be implemented prior to first occupation of the community facility in Block D and thereafter be permanently retained.
- : Development of Blocks A and B shall be carried out in accordance with approved details dated 09/10/2023 under reference 2023/3826/P.

7. 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.

- : Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the approved details approved on 13/01/2021 under reference 2020/5830/P.
- : Development of Blocks A and B shall be carried out in accordance with approved details dated 20/03/2023 under reference 2022/4600/P.

8. Prior to commencement of the relevant ground floor food and drink use hereby approved, details of any extract ventilating system associated with the relevant ground floor food and drink uses hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

- : Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an Acoustic Impact report prepared by a suitably qualified and experienced acoustic engineer which sets out how the equipment would meet the Council's published 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.
- : Such details shall also include details of the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises. No primary cooking shall take place within the relevant premises unless all such measures as approved have been installed and are in full working order.
- : The equipment and any associated mitigation measures shall be installed in accordance with the details thus approved and shall thereafter be maintained in accordance with the manufacturers' recommendations.
- : In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.
- : Details approved in relation to the temporary store under ref. 2020/4160/P shall be installed as approved and thereafter maintained in accordance with the manufacturers' recommendations.
- : Development of the Morrisons superstore within the Main Site parcel shall be carried out in accordance with approved detailed dated 23/04/2025 under reference 2024/4866/P.

9. Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the approved details approved on 13/01/2021 under reference 2020/5830/P.

- : Prior to installation of any plant/machinery/equipment on any building on the PFS site (Phase 1b), 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 to 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.
10. Main Site plant – noise and vibration
- : 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.
  - : Development of Blocks A and B shall be carried out in accordance with approved details dated 20/03/2023 under reference 2022/4600/P.
11. Block D: community facility music
- : No music shall be played in the community facility in Block D in such a way as to be audible within any adjoining premises.
  - : The use of the community facility shall not be carried out outside the following times 0730-2230 Mondays to Saturdays and 0900-2200 on Sundays and Bank Holidays.
12. Block D: use of roof terrace
- : The use of the roof terrace hereby permitted on Block D shall not be carried out outside the following times 0730-2100 Mondays to Saturdays and 0830-2100 on Sundays and Bank Holidays.
13. Play space
- : Play strategy details, including specifications of play equipment and surfaces and timing for installation and delivery of the relevant area, on the Main Site parcel shall be carried out in accordance with approved details dated 15/01/2024 under reference 2023/5084/P.
  - : The strategy includes full details of the following areas:
    - a. Southampton Square
    - b. Goods Yard
    - c. Doorstep, courtyard and incidental play across the Main Site
    - d. A timetable for delivery of each of a-c.
- The approved play spaces shall be provided in their entirety in accordance with the approved timetable for delivery and shall be permanently retained thereafter.
14. Roof terraces
- : No flat roofs within the development other than the communal terraces on the approved drawings to Blocks B, C, D, F and the PFS building, shall be used as terraces.
15. Local refuse storage
- : Prior to the occupation of each of the buildings, the relevant refuse and recycling facilities hereby approved relating to the relevant building shall be provided and shall be permanently retained thereafter.
16. Adaptable homes
- : Prior to commencement of the superstructure of each of Blocks C, D, E1, E2, and F, details confirming which residential units within the relevant Block would be designed and constructed in accordance with Building Regulations Part M4 (2) shall be submitted to and approved in writing by the local planning authority. Such details

shall relate to no fewer than 572 flats identified in the Design & Access Statement Addendum Chapter 4.9 hereby approved.

- : The development shall be carried out in accordance with the approved details approved on 10/11/2022 under reference 2022/3441/P for Blocks A and B only.
- : All such flats shall be constructed in accordance with the details as approved.

17. Block E2 Privacy Measures

- : The areas of flat roof to the rear of flats E2-7 to -11 at 2nd floor level, shall not be used as a roof terrace or external amenity space at any time.
- : The rear window serving the 1st floor landing of houses E2-8, E2-9, E2-10 and E2-11 shall be fitted with opaque glazing to a height of 1.8m above finished floor level and shall be fixed shut.

18. Block C Obscure Glazing

- : Prior to the commencement of the relevant works on Block C, details of the privacy measures to be installed between adjoining terraces on the west elevation at levels 1 to 10 within the Block as shown in the approved drawings shall be submitted to and approved in writing by the local planning authority.
- : All such measures shall be fitted prior to first occupation of the relevant flats and shall be retained permanently thereafter.

19. Block A Gym Glazing

- : No more than 30% of the primary area of glazing facing Engine House Way in the residential gym of Block C shall be painted or obscured for a period of more than 28 days in any 6 month period.

20. Blocks B, C, D and F Communal Roof Terraces

- : Prior to the commencement of the relevant works to each of Blocks B, C, D and F, full details of hard and soft landscaping and means of enclosure of the communal terraces within the relevant block shall be submitted to and approved by the local planning authority in writing.
- : The submission shall also include details of:
  - a. how the landscaping would be designed to minimise the opportunities for overlooking of neighbouring flats by users of the space;
  - b. full details of all boundary treatments, including balustrades and any other measures to provide screening.
  - c. A timetable for delivery of the hard and soft landscaping and means of enclosure.

The relevant works shall be carried out in accordance with the details thus approved and retained thereafter.

21. Detailed landscape plan

- : Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development on which the landscaping is to be provided commences.
- : Such details include details of:
  - i. permanent works, evidence of how the landscaping has taken account of Network Rail's concerns regarding the safety, security and operation of the railway infrastructure including details of all boundary and perimeter treatment providing secure containment to all children's play areas, open spaces and amenity areas
  - ii. any external CCTV and security monitors/fixtures
  - iii. landscaping to communal courtyard/garden areas in Blocks B, D, E2 and F including sections, materials and finishes and planting schedules
  - iv. location and design of all bins and seating
  - v. permanent works, including samples of ground surface materials, to all areas of public open space including details of materials and finishes
  - vi. details of all boundary treatments to the site including vertical planting to the west railway boundary

- vii. details of the grassland mix, soil type and a maintenance schedule for the acid grassland on the west boundary of the site
  - viii. details for each planted area including planting species, grassland mix, size and density and a maintenance schedule
  - ix. Details of all bollards (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.
- : The relevant works shall be carried out in accordance with the details thus approved.
  - : Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.
  - : Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the approved details approved on 18/11/2020 under reference 2020/4278/P.
  - : Development of the Main Site parcel shall be carried out in accordance with the approved details dated 30/06/2025 under reference 2023/5341/P.

## 22. Cycle Parking

- : The development on the PFS land parcel (Phase 1a) shall be carried out in accordance with the details approved for secure and covered cycle storage area for 8 long stay cycles and 42 short stay cycle parking spaces shall be provided as shown on the approved drawings on 06/11/2020 under reference 2020/4159/P. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any part of development and retained for the duration of the temporary use.
- : Prior to first occupation of each building (excluding Phase 1a) secure and covered bicycle parking shall be provided in its entirety for that building in accordance with the relevant schedule of cycle parking in 'Appendix C Cycle Parking Strategy' of the Addendum to the Transport Assessment and drawing numbers CGY-MAK-XX-00-DR-A-02-150 Rev.P2 and CGY-MAK-XX-00-DR-A-06-161 Rev.P2 for Phase 1b, hereby approved.
- : The facilities as implemented shall be permanently retained thereafter.

## 23. Building details

- : Phase 1a of the development will be built out in accordance with the building details shown on the approved drawings.
- : Prior to commencement of the relevant works on each building (excluding Phase 1a) detailed drawings, or samples of materials as appropriate relating to that building, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
  - a. Details including sections at 1:10 of typical windows (including jambs, head and cill), ventilation grills and external doors and canopies
  - b. Plan, elevation and section drawings, of typical shop fronts at a scale of 1:10;
  - c. Typical plan, elevation and section drawings of balustrading to terraces and balconies;
  - d. Manufacturer's specification details or samples (as appropriate) of all facing materials
  - e. Details including sections, plans and elevations of the roof top conservatories and structures for the Urban Farm
  - f. Details including section, plans, elevations and material samples for the gantry structure accessing the Urban Farm
  - g. Details and samples of roofing materials of sloping roofs
  - h. Sample panel of typical elevation (minimum 1m x 1m in size) including a glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing
  - i. Details of relevant gates, railings, door and louvres on buildings which face the public realm.
  - j. Details of external plant enclosures

- k. Plans, elevation and section drawings at a scale of 1:50 (including methods for reducing overlooking) of the external projecting balconies to Block C.
  - : The relevant works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during construction of the relevant works for the relevant building.
  - : Development of Blocks A and B shall be carried out in accordance with approved details dated 03/01/2025 under reference 2024/5499/P and dated 15/04/2024 under reference 2023/4589/P.
24. Block B; Roundhouse Way
- : Notwithstanding the details as shown on the approved drawings, the development of the Main Site parcel shall be carried out in accordance with approved details dated 07/03/2023 under reference 2023/0610/P.
  - : Details 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
25. Tree planting
- : Development on the Main Site parcel shall be carried out in accordance with the approved details dated 30/06/2025 under reference 2023/5341/P.
  - : Details include:
    - i. a schedule detailing species, sizes and locations of all 208 trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014 and the proximity of local highway and underground infrastructure where relevant;
    - ii. details of any proposed earthworks including grading, mounding and other changes in ground levels;
    - iii. a tree management plan including a scheme of maintenance and details of irrigation methods and measures
  - : Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.
  - : The relevant works shall be carried out in accordance with the details thus approved.
26. Protection of trees
- : During works on the PFS land parcel, the four street trees (identified as 90-93 on approved drawing 105 (Rev D03) Tree retention and removal) shall be retained and protected from damage in accordance with the Arboricultural Method Statement (December 2019, Middlemarch) approved pursuant to 2019/6111/P.
  - : Development on the Main Site land parcel shall be carried out in accordance with the approved tree protection and retention details during construction approved on 12/01/2021 under reference 2020/5575/P.
  - : Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the approved drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.
27. Nesting birds
- : No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (Feb-August inclusive).
  - : Where this is not possible, an ecologist shall be engaged to assess any vegetation and built structures for active signs of nesting and in the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

28. External fixtures  
: No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings.
29. Street frontages  
: The street-facing glazing of commercial and non-residential uses and of communal residential entrances, at ground floor shall be used for display and/or access purposes only, and no more than 30% of the primary area of glazing within any single glazed element shall be painted or obscured for a period of more than 28 days in any three (3) month period.
30. PFS: food and drink uses hours of opening (Phase 1b)  
: Any units within the PFS building which operate as food & drink uses (Class A3), shall not be carried out outside the following times:  
7am to 11:30pm Monday to Thursday,  
7am to Midnight Friday and Saturday, and  
7am to 10:30pm on Sundays and Bank Holidays.
31. PFS: office terrace (Phase 1b)  
: Prior to first occupation of the PFS offices, details of the privacy measures to be applied to the terrace on the 5th floor to protect nearby residential windows shall be submitted to and approved in writing by the local planning authority.  
  
: The terrace as approved shall not be used outside of the hours of 8am to 8pm Monday to Saturday and not at all on Sundays and Bank Holidays.
32. PFS: food and drink terrace (Phase 1b)  
: The 4th floor external terrace of the PFS building adjacent to the wintergarden shall not be used outside the following times:  
: 7am to 9pm Monday to Saturday, and  
: 8am to 9pm on Sundays and Bank Holidays.
33. PFS retail (Phase 1b)  
: Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country (General Permitted Development) Order 2015, or any statutory instrument revoking and re-enacting those Orders, the following applies to the retail/food and drink uses in the PFS building:  
a. No fewer than 2 of the commercial units at ground floor (identified as Retail 1, 2, 3 and 4 in the accommodation schedule hereby approved) and no fewer than 4 of the total commercial units within the PFS site (identified as Retail 1, 2, 3, 4 at ground floor; Café at 1st floor; Restaurant at 3rd floor in the accommodation schedule hereby approved) shall be occupied by retail uses.  
b. The four commercial units numbered 'retail 1, 2, 3 and 4' shall not be enlarged to occupy more than 4 bays of the street frontage  
c. The PFS convenience store shall not be merged with any other floorspace which occupies a bay on the street frontage
34. Main Site: food & drink  
: Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and the (General Permitted Development) Order, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, no more than 2 of the units within the Main Site land parcel identified as 'retail' on the Masterplan Ground Floor plan (1095\_00\_07\_100) hereby approved shall be occupied by food and drink uses (for consumption on the premises).
35. Main Site: hours of opening  
: Any units within the Main Site land parcel which operate as standalone food & drink uses (consumption on the premises) shall not be carried out outside the following times:

7am to 10:30pm Monday to Thursday,  
7am to 11pm Friday and Saturday, and  
8am to 10pm on Sundays and Bank Holidays.  
For the avoidance of doubt this excludes the superstore café and facilities within  
the foodstore.

36. Main Site: outdoor seating

- : Outdoor tables and chairs associated with the operation of commercial units on the Main Site land parcel shall not be used outside the following times:  
8am to 9pm Monday to Saturday, and  
9am to 9pm on Sundays and Bank Holidays.

37. Block B rooftop: food growing/production facility concession hours of use

- : The operation of any food and drink element of the Block B rooftop use hereby approved shall not be carried out outside the following times:  
10am to 10:30pm Monday to Thursday,  
10am to 11:30pm Friday and Saturday, and  
11am to 10:30pm on Sundays and Bank Holidays.

38. Block B rooftop: food growing/production facility concession terrace

- : Any outdoor terrace space associated with food and drink concession element of the Block B rooftop use hereby approved shall not be used outside the following times:  
10am to 10pm Monday to Thursday  
10am to 11pm Friday & Saturday  
11am to 10pm on Sundays and Bank Holidays

39. Block B rooftop: design details

- : Prior to the commencement of relevant works, design details of the rooftop of Block B and the associated gantry and access lift, shall be submitted to and approved in writing by the local planning authority. Such details to include:

Plans showing the growing/production facility, ancillary spaces and concession uses  
Details of the acoustic performance of the buildings structures to be used  
Details of internal and external lighting and associated measures to minimise artificial light spill or glare to neighbouring properties  
Details of the lift, gantry and associated walkways  
Details of any balustrading, safety/mansafe rails or other measures around the perimeter of the rooftop

40. Block B rooftop: noise

- : No amplified music shall be played on the outdoor terrace associated with the rooftop uses on Block B.

41. Noise from commercial units

- : No sound emanating from the workshop units at ground floor in Block C, Blocks A and F (facing Makers Yard) and Block B facing Camden Yard, shall be audible from inside any adjacent residential premises between 2000 hrs and 0800 hrs.

42. Wind Microclimate

- : Prior to the commencement of the relevant works, a Wind Microclimate assessment including mitigation measures that demonstrates how the scheme would achieve a satisfactory wind environment (as per the Lawson Comfort Criteria - LDDC Variant) in the following receptor points (as identified by the Pedestrian Level Wind Microclimate Assessment dated 10 July 2020) should be submitted to and approved in writing by the local planning authority:
  - : To levels suitable for 'sitting' during the summer season:  
Roof Terrace Amenity for Block F (measured location 199 on Figure 15).
  - : To levels suitable for 'strolling' during the windiest season:  
Thoroughfares to the north west of the PFS Block (measured location 173 on Figure 13).

- : No strong winds are permitted in any areas accessible to the public.
- : The approved mitigation measures are required and shall be provided in their entirety prior to the first occupation of any of the new dwellings and permanently retained thereafter.
- : Development on the Main Site land parcel shall be carried out in accordance with details approved 06/02/24 under reference 2023/5085/P with respect to Locations 111, 112 and 128 (as identified on Figure 14 of the Pedestrian Level Wind Microclimate Assessment dated 10 July 2020).

#### 43. Water consumption

- : The new build residential units within the development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, plus an allowance of 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

#### 44. Drainage strategy

- : Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the approved drainage strategy approved on 22/10/2020 under reference 2020/4283/P.
- : Prior to commencement of piling on the PFS land parcel for the permanent building (Phase 1b) a drainage strategy for that parcel of land detailing any on and/or off site drainage works shall be prepared in consultation with the sewerage undertaker and submitted to and approved in writing by the local planning authority.
- : Development on the Main Site land parcel shall be carried out in accordance with the approved details for a drainage strategy for that parcel of land detailing any on and/or off site drainage works shall be prepared in consultation with the sewerage undertaker approved on 20/10/2021 under reference 2021/2126/P.
- : The drainage strategy for the relevant parcel of land shall include details of the following:
  - i. a sustainable urban drainage system (SUDs) which is based on a 1 in 100 year event with 40% provision for climate change demonstrating attenuation to support no more than three times greenfield runoff rate.
  - ii. Goods Yard rain garden and any other SUDs features within the public realm including a plan of maintenance.
- : The drainage works and features approved for the relevant parcel of land shall be implemented in full prior to first discharge of foul or surface water from the relevant parcel of land into the public system.

#### 45. Water supply infrastructure

- : The development on the PFS land parcel shall be carried out in accordance with the details approved on 20/02/2020 under reference 2020/0368/P.
- : Development on the Main Site land parcel shall be carried out in accordance with the approved details approved on 12/05/2021 under reference 2021/1811/P.
- : The development of each parcel of land shall be implemented in accordance with the details as approved.

#### 46. HS2

- : The development on the PFS land parcel shall be carried out in accordance with the detailed design and method statements approved on 26/01/2020 under reference 2019/6175/P.
- : Development on the Main Site land parcel shall be carried out in accordance with the approved details approved on 13/01/2021 under reference 2020/5886/P.
- : The design and method statement/s to be submitted for each parcel of land shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted on the relevant parcel and of the HS2 works, the construction of the HS2 works are not impeded.
- : The schemes hereby approved for the relevant parcel of land shall not be implemented other than in accordance with the approved details.

47. Archaeology

- : Demolition or development consisting of works below ground level within the Canalside Industry Archaeological Priority Area shall be implemented on site as per the written scheme of investigation (WSi) submitted under ref. 2019/2368/P dated 18/7/19.
- : For land that is included within the WSI, no works shall take place other than in accordance with the agreed WSI dated June 2019, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.
- : If heritage assets of archaeological interest are identified by the stage 1 WSI then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing.
- : For land that is included within the stage 2 WSI, no demolition / development shall take place other than in accordance with the agreed stage 2 WSI which shall include:
  - : The statement of significance and research objectives, the programme and methodology of site investigation and recording, interpretation and/or public engagement strategy and the nomination of a competent person(s) or organisation to undertake the agreed works.
  - : The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

48. Living roofs

- : Prior to commencement of the building envelope of the relevant building, full details in respect of the green roof in the areas indicated on the approved plans relating to that building, shall be submitted to and approved by the local planning authority.
- : Such details to include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof and a scheme of maintenance.
- : The relevant buildings shall not be implemented other than in accordance with the details as approved and the green roofs shall be permanently retained and maintained thereafter in accordance with the approved scheme of maintenance.
- : Development on Blocks A and B shall be carried out in accordance with the approved details approved on 14/12/2022 under reference 2022/4602/P.

49. Photovoltaic panels

- : Prior to the commencement of the relevant works, details showing the location and extent of photovoltaic cells to be installed on the relevant building, in accordance with the general details hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.
- : The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.
- : Development of Block A shall be carried out in accordance with the approved details during construction approved on 02/01/2025 under reference 2024/4641/P.

50. Rainwater recycling

- : Prior to the commencement of the building envelope of Block F, details of the rainwater recycling proposals relating to the relevant block shall be submitted to the local planning authority and approved in writing.
- : The development shall thereafter be constructed in accordance with the approved details.
- : Development of Block B shall be carried out in accordance with the approved details during construction approved on 01/02/2024 under reference 2023/0312/P.

51. Bat survey

- : As set out in the details approved pursuant to application 2021/1002/P, if more than 18 months has elapsed between the date of the approved bat survey (April 2021)

and commencement of development, an updated bat survey shall be submitted to and approved in writing by the local planning authority.

- : Such survey to be carried out by a suitably qualified ecologist and accompanied by a report confirming the results and implications of the assessment, including any revised mitigation measures.
- : All mitigation measures as approved shall be implemented in full in accordance with the agreed time scales.

52. Bird and Bat Boxes

- : Prior to commencement of the building envelope of each of Blocks C, D, E1, E2 and F, a plan showing details of bird and bat box locations and types and indication of species to be accommodated within the relevant building shall be submitted to and approved in writing by the local planning authority.
- : Development on Blocks A and B shall be carried out in accordance with the approved details approved on 23/11/2022 under reference 2022/4601/P.
- : The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained.

53. Mechanical ventilation

- : Prior to commencement of the building envelope of each building, full details of the mechanical ventilation system including air inlet locations for that building shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed and maintained in accordance with the approved details.
- : The mechanical ventilation system for the temporary store shall be constructed and maintained in accordance with the details approved on 04/11/2020 under reference 2020/4160/P.
- : Development of Blocks A, B and the basement shall be carried out in accordance with the details approved on 01/02/2024 under reference 2023/0312/P.

54. Thames Water/National Rail piling

- A. No piling shall take place on the PFS land parcel until a piling method statement for that parcel of land, prepared in consultation with Thames Water and Network Rail, has been submitted to and approved in writing by the local planning authority.
- B. Development on the Main Site land parcel shall be carried out in accordance with the approved details for a piling method statement for that parcel of land, prepared in consultation with Thames Water approved on 10/11/2021 under reference 2021/5403/P.
- : The statements for the relevant parcel of land shall detail the depth and type of piling to be undertaken, the equipment to be used, and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works).
- : Any piling on the relevant parcel of land must be undertaken in accordance with the terms of the approved piling method statement.

55. Air Quality Monitoring

- : Prior to commencement of the building envelope of each building and of the supermarket basement, details of the mechanical ventilation system for the structure shall be submitted to and approved in writing by the local planning authority. The building details shall include the include air inlet locations. The basement carpark details shall include locations of outlets and expected pollutant concentrations. The development shall thereafter be constructed and maintained in accordance with the approved details.
- : Development of the temporary store (Phase 1a) shall be constructed and maintained in accordance with the details approved on 04/11/2020 under reference 2020/4160/P.
- : Development of Blocks A and B and the basement on the Main Site land parcel shall be constructed and maintained in accordance with the details approved on 01/02/24 under reference 2023/0312/P and approved on 30/10/24 under reference 2024/3372/P.

56. Construction machinery
- : All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phase of the development.
57. Lighting strategy
- : Prior to commencement of the building envelope on the PFS land parcel, a lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings on that parcel shall be submitted to and approved in writing by the local planning authority.
  - : Such strategy for the relevant parcel of land shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties within and out with the site, maintenance, whole life cost and energy use and safe operation of the railways.
  - : The details shall include the following, where relevant to that land parcel:
    - A. lighting to the streets and circulation areas in the public realm
    - B. external elevations of buildings including entrances and any architectural lighting
    - C. lighting within all publicly accessible areas of ground floor in the Petrol Filling Station
    - D. details of any lighting to the Camden Goods Yard signage on Block B
    - E. incorporation of measures to take account of the foraging and roosting habitat for bats to the south of the site and along the railway corridors by referencing Bat Conservation Guidelines
    - F. incorporation of street lighting designed to Camden's Streetscape Design Manual
  - : Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The development on the relevant parcel of land shall not be carried out in accordance with the details thus approved for that parcel of land and shall be fully implemented before the premises on that parcel of land are first occupied.
  - : The lighting strategy for the temporary store shall be constructed and maintained in accordance with the details approved on 30/09/2020 under reference 2020/2099/P.
  - : Development of the Main Site land parcel shall be carried out in accordance with the approved lighting strategy 12/02/2024 under reference 2023/3634/P.
58. Contaminated land: HR1 Scheme of assessment
- : All work on the PFS land parcel and Main Site land parcel should be undertaken in accordance with the 'Camden Goods Yard: Scheme of Assessment' dated June 2019 and approved pursuant to 2019/3105/P dated 03/07/2019.
59. Contaminated land: HR2 Site Investigation and Remediation Scheme.
- A. Development on the PFS land parcel shall be carried out in accordance with the approved remediation report approved on 15/10/2020 under reference 2020/4016/P.
  - B. Development on the Main Site land parcel shall be carried out in accordance with the approved details approved 30/05/2025 under reference 2025/1259/P.
  - : If at any time during the works on the relevant parcel of land additional significant contamination is discovered which was not identified in the site investigation for that parcel, a revised remediation scheme for that parcel which fully assesses the contaminants and mitigation measures, shall be submitted and approved by the local planning authority.
60. On site species

- : Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each workday to prevent animals entering/becoming trapped.

61. Foodstore Café

- : The cafe shown at ground floor (Roundhouse Way level) on drawing 1095\_02\_07\_100 (Rev P3) shall not be operated other than as ancillary to the foodstore at the lower ground floor.

62. Signage Strategy

- : Development on the PFS land parcel for the temporary building (Phase 1a) shall be carried out in accordance with the details approved on 29/12/2020 under reference 2020/4163/P.
- : Development on the Main Site land parcel for the Main Site shall be carried out in accordance with the details approved on 23/01/2024 under reference 2023/3994/P.
- : Prior to commencement of the building superstructure on the PFS land parcel (Phase 1b) details of a signage strategy for that site parcel shall be submitted to and approved in writing by the local planning authority.
- : Such strategy to include details of (where relevant to that parcel of land):
  - A. All advertising signage zones for commercial uses including parameters for signage size, location, type and coverage
  - B. Wayfinding for pedestrian and cyclists
  - C. Vehicle directions and wayfinding
  - D. Street naming signage
  - E. The Camden Goods Yard sign to the rooftop of Block B

Development on the relevant parcel of land shall be implemented in accordance with the relevant strategy as approved.

63. Wheelchair homes

- : The 66 Market and Intermediate Rented flats identified as wheelchair accessible on the plans and accommodation schedule '1095\_08\_CGY Accommodation Schedule\_planning issue\_P05', hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(a).
- : Prior to residential occupation of each relevant building, evidence demonstrating compliance with the relevant standard above shall be submitted to and approved in writing by the Local Planning Authority.

64. Temporary Foodstore (Phase 1a): Removal of PD rights

- : Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 2 (Class A) (the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure) or Part 7 (Class B) (erection or construction of a trolley store within the curtilage of a shop) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

65. Temporary Foodstore (Phase 1a): Artwork

- : The artwork to be installed on the elevations of the temporary store shall be displayed on the building in accordance with the details approved under application ref. 2020/3610/P and retained and maintained until the use ceases and the structure is removed.

66. Temporary Foodstore (Phase 1a): Duration

- : The use of the temporary foodstore hereby permitted shall be discontinued, on or before 75 months from the date of occupation.

67. Temporary Foodstore (Phase 1a): Disassembly and Circular Economy

- : The disassembly and site restoration of the Temporary Foodstore (Phase 1a) must be undertaken in accordance with the approved details of The Reuse and Restoration Strategy report, document ref. 15112-WBS-XX-XX-RP-V-59001 C02; as approved by application ref. 2024/4865/P.
68. Temporary store (Phase 1a): energy and sustainability statement
- : The development shall be carried out in accordance with the approved details of section 7.3 of the Energy and Sustainability Statement by Hodkinson January 2020 approved on 15/04/2021 under reference 2021/1063/P.
69. Number and mix of residential units
- : The redevelopment of the PFS site shall include the erection of a new building of up to six storeys and up to 13,797 sq m GEA floorspace.
  - : The redevelopment of the main supermarket site shall include the erection of seven buildings of up to 15 storeys accommodating 636 residential units (553 market, 83 affordable) in up to 66,327 sq m GEA of residential floorspace, 2,769 sqm GEA of ancillary floorspace (gym, concierge, plant room, parking and energy centre) together with up to 28,792 sq m GEA non-residential floorspace, as shown in the approved plans and documents referred to in Condition 3 this permission
70. PFS: Privacy measures (Phase 1b)
- : Prior to the above ground works of the PFS offices, details of the privacy measures to be applied to the side windows (West elevation only) facing 100 Chalk Farm Road to protect the future development site shall be submitted to and approved in writing by the local planning authority.
  - : The approved mitigation measures shall be provided in their entirety prior to the first occupation of the PFS offices and permanently retained thereafter.
71. Flood Emergency Plan (FEP)
- : In accordance with the aims and objectives of the ADEPT/Environment Agency Flood Risk Emergency Plans for New Development guidance, the commitments explicitly stated in the approved Flood Emergency Plan (Version 02), dated 06/10/2025, shall be implemented prior to occupation of Phase 3 and shall be permanently kept in place.
72. Whole Life-Cycle Carbon Assessment (Pre-construction)
- : Prior to commencement of any construction work of Phase 3 details must be submitted and approved of an updated version of the Whole Life Carbon Assessment. This should follow the GLA guidance and include information on operational modelling methodology, details of the review process undertaken to confirm cost per building, estimated WLC emissions, key actions and further opportunities to reduce whole life-cycle carbon emissions, and material quantity, assumptions and end of life scenarios.
  - : Where the updated assessment submitted identifies that changes to the design, procurement or delivery of the approved development will result in an increase in embodied carbon (A1-A5) above 850kgCO<sub>2</sub>e/m<sup>2</sup> and/or Whole Life Carbon (A1-C4) above 1200kgCO<sub>2</sub>e/m<sup>2</sup>, which are the minimum benchmarks for a residential development, you must identify measures that will ensure that the additional carbon footprint of the development will be minimised. You must not commence any work and/or construction works within Phase 3 until we have approved the updated assessment you have sent us. You must then carry out works, as permitted by the relevant part of the condition, in accordance with the updated version of the Whole Life Carbon assessment that we have approved.
73. Whole Life-Cycle Carbon Assessment (Post Construction)
- : Prior to the occupation of Phase 3 of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per

the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority

74. Circular Economy (Post-construction monitoring report condition)

- : Prior to the occupation of Phase 3 of the development, a post construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk), along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant phase of development.

75. Active Cooling (such as air conditioning)

- : Prior to occupation of each block in Phase 3, evidence shall be submitted and approved in writing by the Local Planning Authority, demonstrating that measures to adapt to climate change have been implemented and that overheating risk has been managed. It needs to demonstrate that the development has reduced cooling demand as far as possible and that the cooling hierarchy has been followed and any feasible measures implemented. The measures to be implemented should at the minimum include LED/energy efficient lighting, improved glazing g value and other measures required to ensure compliance through passive design.

## Schedule of Document &amp; Drawings Register

Drawing Number	Revision (REV)	Drawing Title
<b>Masterplan Drawings</b>		
CGY-MAK-XX-ZZ-DR-A-00-100	P1	Existing Site Plan
CGY-MAK-XX-ZZ-DR-A-00-110	P1	Existing Site Plan
1095_00_07_022	P1	Main site & PFS Site
1095_00_07_002	P1	Masterplan drawings_Demolition Plan
1095_00_07_003	P1	Masterplan drawings_Demolition_Main Site Elevations
<b>Plans</b>		
CGY0B-PTA-ZZZ-B2-DR-AR-90001	P2	Masterplan drawings_Lower Car Parking Plan
1095_00_07_099	P10	Masterplan drawings_Lower Ground Floor Plan
1095_00_07_100	P6	Masterplan drawings_Ground Floor Plan
1095_00_07_101	P7	Masterplan drawings_First Floor Plan
1095_00_07_102	P7	Masterplan drawings_Second Floor Plan
1095_00_07_103	P7	Masterplan drawings_Third Floor Plan
1095_00_07_104	P7	Masterplan drawings_Fourth Floor Plan
1095_00_07_105	P7	Masterplan drawings_Fifth Floor Plan
1095_00_07_106	P6	Masterplan drawings_Sixth Floor Plan
1095_00_07_107	P6	Masterplan drawings_Seventh Floor Plan
1095_00_07_108	P6	Masterplan drawings_Eight Floor Plan
1095_00_07_109	P6	Masterplan drawings_Ninth Floor Plan
1095_00_07_110	P6	Masterplan drawings_Tenth Floor Plan
1095_00_07_111	P6	Masterplan drawings_Eleventh Floor Plan
1095_00_07_112	P6	Masterplan drawings_Twelfth Floor Plan
1095_00_07_113	P6	Masterplan drawings_Thirteenth Floor Plan
1095_00_07_114	P3	Masterplan drawings_Fourteenth Floor Plan
1095_00_07_115	P7	Masterplan drawings_Roof Plan
1095_00_07_120	P3	Masterplan drawings_Lower Ground Floor plan 1/4
1095_00_07_121	P3	Masterplan drawings_Lower Ground Floor plan 2/4
1095_00_07_122	P7	Masterplan drawings_Lower Ground Floor plan 3/4
1095_00_07_123	P3	Masterplan drawings_Lower Ground Floor plan 4/4
<b>Site Elevations</b>		
1095_00_07_200	P4	Camden Yard_Plans & Elevations
<b>Site Sections</b>		
1095_00_07_300	P4	Masterplan drawings_Sections AA & BB
1095_00_07_301	P4	Masterplan drawings_Sections CC & DD
1095_00_07_302	P4	Masterplan drawings_Sections EE & FF

Drawing Number	Revision (REV)	Drawing Title
1095_00_07_303	P4	Masterplan drawings_Sections GG
<b>Block A</b>		
<b>Plans</b>		
CGY0B-PTA-ZZZ-B2-DR-AR-90101	P02	Block A - Level B2
CGY0B-PTA-ZZZ-B1-DR-AR-90102	P02	Block A - Level B1
13508-AR-A1_2-L00-00-100	P03	Block A Level 00
13508-AR-A1_2-L00-00-101	P03	Block A Level 00 Podium
13508-AR-A1_2-L01-00-102	P03	Block A Level 01
13508-AR-A1_2-L02_09_00_103	P02	Block A Levels 02 - 09
13508-AR-A1_2-L10-00-107	P03	Block A Level 10
13508-AR-A1_2-L11-00-104	P02	Block A Level 11
13508-AR-A1_2-L12-14-00-105	P02	Block A Levels 12 - 14
13508-AR-A1_2-LR-00-106	P02	Block A Roof Plan
<b>Elevations</b>		
13508-A-A1_2-E-NE-04-140	P02	Block A - North East Elevation
13508-A-A1_2-E-NW-04-141	P03	Block A - North West Elevation
13508-A-A1_2-E-SE-04-142	P03	Block A - South East Elevation
13508-A-A1_2-E-SW-04-143	P02	Block A - South West Elevation
<b>Sections</b>		
13508-AR-LXX_05-151	P02	Block A Section AA
13508-AR-LXX_05-152	P02	Block A Section BB
13508-AR-LXX_05-153	P03	Block A Section CC
13508-AR-LXX_05-154	P02	Block A Section DD
13508-AR-A1_2-LXX-05-155	P03	Block A Section EE
13508-AR-LXX_05-156	P03	Block A Section FF
<b>Bay Studies</b>		
CGYA0-PCY-ZZZ-ZZ-DR-AR-00160	P02	NE Ele Residential Bays
CGYA0-PCY-ZZZ-ZZ-DR-AR-00161	P02	South West Elevation
CGYA0-PCY-ZZZ-ZZ-DR-AR-00162	P02	Makers Yard
CGYA0-PCY-ZZZ-ZZ-DR-AR-00163	P02	NE Ele Ground Floor Retail
CGYA0-PCY-ZZZ-ZZ-DR-AR-00164	P02	Ground Floor Reception
<b>Block B</b>		
<b>Plans</b>		
1095_02_07_099	P3	Block B_Lower Ground Floor Plan
1095_02_07_100	P4	Block B_Ground Floor Plan
1095_02_07_100M	P4	Block B_Mezzanine Floor Plan
1095_02_07_101	P3	Block B_First Floor Plan
1095_02_07_102	P4	Block B_Second Floor Plan

Drawing Number	Revision (REV)	Drawing Title
1095_02_07_103	P4	Block B_Third Floor Plan
1095_02_07_104	P4	Block B_Fourth Floor Plan
1095_02_07_105	P4	Block B_Fifth Floor Plan
1095_02_07_106	P4	Block B_Sixth Floor Plan
1095_02_07_107	P3	Block B_Seventh Floor Plan
1095_02_07_107	P2	Block B_Seventh Floor Plan_Urban Farm
CGYB0-DDU-B0-08-DR-A-10108	P5	Block B_Eighth Floor Plan
CGYB0-DDU-B0-RF-DR-A-10109	P4	Block B_Roof Plan
<b>Elevations</b>		
CGYB0-DDU-B0-ZZ-DR-A-11200	P6	Block B_North Elevation
1095_02_07_201	P5	Block B_South Elevation
CGYB0-DDU-B0-ZZ-DR-A-11202	P6	Block B_East Elevation
1095_02_07_203	P5	Block B_West Elevation
<b>Sections</b>		
1095_02_07_204	P4	Block B_West Internal Elevation_Section AA
1095_02_07_205	P3	Block B_East Internal Elevation_Section BB
1095_02_07_206	P3	Block B_North Internal Elevation_Section CC
1095_02_07_207	P4	Block B_South Internal Elevation_Section DD
<b>Bay Studies</b>		
1095_02_07_400	P3	Block B North Elevation Bay Study
1095_02_07_401	P3	Block B North Elevation Bay Study
1095_02_07_402	P4	Block B East Elevation Bay Study
1095_02_07_403	P3	Block B East Elevation Bay Study
1095_02_07_404	P3	Block B South Elevation Bay Study
1095_02_07_405	P5	Block B West Elevation Bay Study
<b>Unit Types</b>		
1095_02_07_500	P2	Block B Intermediate Unit Types 1 - 4
1095_02_07_501	P2	Block B Private Unit Types 5 - 8
1095_02_07_502	P2	Block B Private Unit Types 9 - 11
1095_02_07_503	P1	Block B Private Unit Types 12 - 14
<b>Block C</b>		
<b>Plans</b>		
1095_03_07_100	P6	Block C_Ground Floor Plan
1095_03_07_101	P4	Block C_First Floor Plan
1095_03_07_102	P4	Block C_Second Floor Plan
1095_03_07_103	P4	Block C_Third Floor Plan
1095_03_07_104	P4	Block C_Fourth Floor Plan
1095_03_07_105	P4	Block C_Fifth Floor Plan
1095_03_07_106	P4	Block C_Sixth Floor Plan

Drawing Number	Revision (REV)	Drawing Title
1095_03_07_107	P4	Block C_ Seventh Floor Plan
1095_03_07_108	P4	Block C_ Eighth Floor Plan
1095_03_07_109	P4	Block C_ Ninth Floor Plan
1095_03_07_110	P2	Block C_ Tenth Plan
1095_03_07_111	P4	Block C_ Roof Floor Plan
<b>Elevations and sections</b>		
1095_03_07_201	P4	Block C South West Elevation
1095_03_07_202	P5	Block C South East Elevation
1095_03_07_203	P4	Block C North East Elevation
1095_03_07_204	P4	Block C North West Elevation
1095_03_07_300	P4	Block C_ Section AA
1095_03_07_301	P4	Block C Section BB
1095_03_07_302	P4	Block C Section CC
<b>Bay studies and unit types</b>		
1095_03_07_400	P4	Block C_ West Elevation Bay Study
1095_03_07_401	P4	Block C East Elevation Bay Study
1095_03_07_402	P4	Block C_ West Elevation Bay Study
1095_03_07_500	P3	Block C Private Unit Types
<b>Block D</b>		
<b>Plans</b>		
1095_04_07_100	P3	Block D_ Ground Floor Plan
1095_04_07_101	P3	Block D_ First Floor Plan
1095_04_07_102	P3	Block D_ Second Floor Plan
1095_04_07_103	P3	Block D_ Third Floor Plan
1095_04_07_104	P3	Block D_ Fourth Floor Plan
1095_04_07_105	P3	Block D_ Roof Floor Plan
<b>Elevations and sections</b>		
1095_04_07_200	P3	Block D North Elevation
1095_04_07_201	P3	Block D East Elevation
1095_04_07_202	P3	Block D South Elevation
1095_04_07_203	P3	Block D West Elevation
1095_04_07_300	P3	Block D Section AA
1095_04_07_301	P3	Block D Section BB
<b>Bay studies and unit types</b>		
1095_04_07_400	P3	Block D North Elevation Bay Study
1095_04_07_401	P3	Block D East Elevation Bay Study
1095_04_07_402	P3	Block D South Elevation Bay Study
1095_04_07_500	P2	Block D Unit Types
1095_04_07_501	P3	Block D Unit Types
<b>Block E1</b>		
<b>Plans</b>		
13508-A-E1-L00-00-100	Rev B	Block E1 - Level 00
13508-A-E1-L01_04-00-101	Rev B	Block E1 - Levels 01-04
13508-A-E1-L05-08-00-105	-	Block E1 - Levels 05 - 08
13508-A-E1-L09-10-00-109	-	Block E1 - Levels 09 - 10
13508-A-E1- LR-00-111	-	Block E1 - Roof Plan
13508-A-E1-XX-04-144	Rev B	Block E1 - North Elevations

Drawing Number	Revision (REV)	Drawing Title
13508-A-E1-XX-04-145	Rev B	Block E1 - South Elevations
<b>Sections</b>		
13508-A-XX-05-155	Rev B	Block E1 Section AA
13508-A-XX-05-156	Rev B	Block E1 Section BB
<b>Block E2</b>		
<b>Plans</b>		
1095_06_07_100	P3	Block E2_Ground Floor Plan
1095_06_07_101	P3	Block E2_First Floor Plan
1095_06_07_102	P3	Block E2_Second Floor Plan
1095_06_07_103	P3	Block E2_Third Floor Plan
1095_06_07_104	P3	Block E2_Fourth Floor Plan
1095_06_07_105	P3	Block E2_Roof Plan
<b>Elevations and sections</b>		
1095_06_07_200	P3	Block E2 North Elevation
1095_06_07_201	P3	Block E2 East Elevation
1095_06_07_202	P3	Block E2 South Elevation
1095_06_07_203	P3	Block E2 West Elevation
1095_06_07_300	P3	Block E2 Section AA
1095_06_07_301	P3	Block E2 Section BB
<b>Bay studies and types</b>		
1095_06_07_400	P3	Block E2 North Elevation Bay Study
1095_06_07_401	P3	Block E2 North Elevation Bay Study
1095_06_07_402	P3	Block E2 South Elevation Bay Study
1095_06_07_403	P3	Block E2 South Elevation Bay Study
1095_06_07_500	P3	Block E2 Unit Types
1095_06_07_501	P3	Block E2 Unit Types
1095_06_07_502	P3	Block E2 Unit Types
<b>Block F</b>		
<b>Plans</b>		
1095_07_07_100	P4	Block F Ground Floor Plan
1095_07_07_101	P5	Block F First Floor Plan
1095_07_07_102	P5	Block F Second Floor Plan
1095_07_07_103	P5	Block F Third Floor Plan
1095_07_07_104	P5	Block F Fourth Floor Plan
1095_07_07_105	P5	Block F Fifth Floor Plan
1095_07_07_106	P4	Block F Sixth Floor Plan
1095_07_07_107	P4	Block F Seventh Floor Plan
1095_07_07_108	P4	Block F Eighth Floor Plan
1095_07_07_109	P2	Block F Ninth Floor Plan
1095_07_07_110	P2	Block F Tenth Floor Plan
1095_07_07_111	P4	Block F Roof Plan
<b>Elevations and sections</b>		
1095_07_07_200	P4	Block F North Elevation
1095_07_07_201	P4	Block F East Elevation
1095_07_07_202	P4	Block F South Elevation
1095_07_07_203	P4	Block F West Elevation
1095_07_07_300	P4	Block F Section AA

Drawing Number	Revision (REV)	Drawing Title
1095_07_07_301	P3	Block F Section BB
1095_07_07_302	P4	Block F Section CC
1095_07_07_303	P4	Block F Section DD
<b>Bay Studies and unit types</b>		
1095_07_07_400	P3	Block F Bay Study 1/ North Elevation
1095_07_07_401	P4	Block F Bay Study 2/ North Elevation
1095_07_07_402	P3	Block F Bay Study 3/ South Int Elevation
1095_07_07_403	P3	Block F Bay Study 4/ North Elevation
1095_07_07_404	P4	Block F Bay Study 5/ East Elevation
1095_07_07_405	P3	Block F Bay Study 6/ South Elevation
1095_07_07_406	P4	Block F Bay Study 7/ South Elevation
1095_07_07_407	P3	Block F Bay Study 8/ West Elevation
1095_07_07_500	P3	Block F Unit Types
1095_07_07_501	P3	Block F Unit Types
1095_07_07_502	P2	Block F Unit Types
<b>Petrol Filling Station site</b>		
Plans		
CGY-MAK-XX-00-DR-A-02-150	P2	Proposed Site Plan
CGY-MAK-XX-01-DR-A-02-151	P1	Proposed Site Plan - First Floor Level
CGY-MAK-XX-06-DR-A-02-152	P1	Proposed Site Plan - Roof Level
CGY-MAK-XX-00-DR-A-06-160	P2	Proposed Ground Floor Plan
CGY-MAK-XX-00-DR-A-06-161	P2	Proposed Ground Floor Mezzanine Plan
CGY-MAK-XX-01-DR-A-06-162	P1	Proposed First Floor Plan
CGY-MAK-XX-01-DR-A-06-163	P1	Proposed First Floor Mezzanine Plan
CGY-MAK-XX-02-DR-A-06-164	P1	Proposed Second Floor Plan
CGY-MAK-XX-03-DR-A-06-165	P1	Proposed Third Floor Plan
CGY-MAK-XX-04-DR-A-06-166	P1	Proposed Fourth Floor Plan
CGY-MAK-XX-05-DR-A-06-167	P1	Proposed Fifth Floor Plan
CGY-MAK-XX-06-DR-A-06-168	P1	Proposed Roof Plan
<b>Propose sections</b>		
CGY-MAK-XX-ZZ-DR-A-06-200	P1	Proposed Section AA
CGY-MAK-XX-ZZ-DR-A-06-201	P1	Proposed Section BB

Drawing Number	Revision (REV)	Drawing Title
CGY-MAK-XX-ZZ-DR-A-06-202	P1	Proposed Section CC
CGY-MAK-XX-ZZ-DR-A-06-203	P2	Proposed Section DD
CGY-MAK-XX-ZZ-DR-A-06-204	P1	Proposed Site Section AA
CGY-MAK-XX-ZZ-DR-A-06-205	P1	Proposed Site Section BB
<b>Proposed elevations</b>		
CGY-MAK-XX-ZZ-DR-A-06-300	P1	Proposed Site Elevation - North
CGY-MAK-XX-ZZ-DR-A-06-301	P1	Proposed North Elevation
CGY-MAK-XX-ZZ-DR-A-06-302	P1	Proposed South Elevation
CGY-MAK-XX-ZZ-DR-A-06-303	P1	Proposed East Elevation
CGY-MAK-XX-ZZ-DR-A-06-304	P2	Proposed West Elevation
<b>Bay Studies</b>		
CGY-MAK-XX-00-DR-A-00-061	P1	Bay Study - North Façade
CGY-MAK-XX-00-DR-A-00-062	P1	Bay Study - East Façade
CGY-MAK-XX-00-DR-A-00-063	P1	Plan Detail - Corner Building Façade
<b>Petrol Filling Station Site Phase 1a (Temporary Foodstore)</b>		
1095_03_07_002	P02	Proposed Site Location Plan
1095_03_07_010	P010	Proposed Site Plan
1095_03_07_030	P02	Proposed Site Sections
1095_03_07_040	P04	Proposed Site Elevations
1095_03_07_100	P12	Ground Floor Plan
1095_03_07_101	P09	Roof Plan
1095_03_07_200	P04	Proposed Elevations
1095_03_07_300	P03	Sections
1095_03_07_600	P07	Proposed Landscape Plan
<b>Landscape and trees</b>		
1573-021	I	Juniper Building Landscape Proposal
1573-101	F	Landscape General Arrangement
1573-102	D	Landscape Hardworks Plan
1573-103	E	Landscape Softworks Plan
1573-104	D	Tree Planting Strategy
1573-105	F	Tree Retention & Removal Strategy
1573-200	-	Landscape Sections 1
1573-201	-	Landscape Sections 2
1573-202	-	Landscape Sections 3
1573-203	A	Landscape Sections 4

Drawing Number	Revision (REV)	Drawing Title
1573-005	L	Amenity Space Provision
1573-002	U	Landscape Masterplan
1573-006	I	Hard and Soft Landscape Measurements Plan
1573-011	J	Urban Greening Factor
1573-015	H	Play Strategy
1573-016	H	Service and Emergency Access Plan
1573-017	G	Vehicle Circulation Plan
1573-018	G	Pedestrian Circulation Plan
<b>Documents</b>		
<b>Phase 1a (only) Documents</b>		
Planning Statement, prepared by CBRE (dated January 2020)		
Design Statement, prepared by Allies and Morrison (dated January 2020)		
Addendum to Transport Assessment, prepared by Ardent (dated January 2020)		
Sustainable Design and Construction Statement Addendum, prepared by Hodgkinson (dated January 2020)		
Façade Proposal by HATO (dated January 2020)		
EIA Letter of Conformity, prepared by Ramboll (January 2020)		
Green Roofs and Solar PV Feasibility, prepared by Hodgkinson (dated February 2020)		
Site Narrative and Temporary Façade by HATO (dated January 2020)		
<b>Main Site Documents</b>		
<b>Accommodation Schedule</b>		
1095_08_Camden Goods Yard Accommodation Schedule - Rev P5 (dated October 2025) prepared by Allies and Morrisons (excluding the floorspace figures associated with the PFS Site which shall instead be in accordance with Accommodation Schedule: Juniper Building, PFS Site (Phase 1b), Camden Goods Yard (dated 17 January 2023) by Makower Architects).		
<b>Design</b>		
Design and Access Statement, prepared by Allies and Morrison (dated June 2017); Design and Access Statement Addendum, prepared by Allies and Morrison (dated July 2020); S73 Design and Access Statement Addendum, prepared by Makower Architects (dated Aug 2022); Design & Access Statement Addendum, prepared by Various (dated March 2025).		
<b>Environmental Impact Assessment</b>		
Environmental Statement Volume 1 Main Report (dated 30 June 2017) with supporting Volume 2a (Townscape and Visual Impact Assessment) Volume 2b (Built Heritage) Volume 3a (Technical Appendixes); Volume 3b (Transport Assessment (prepared by Ardent; dated July 2017);		
ES supporting technical appendices: 1.1 IEMA Quality Mark checklist; 2.1 Scoping Report; 2.2 Scoping Opinion; 2.3 Flood Risk Assessment and Surface Water Drainage Strategy (AECOM, rev. 6, October 2017) ; 9.1 Acoustic Terminology; 9.2 Baseline Noise and Vibration; 9.3: Traffic Flow Data; 9.4: Amenity Space Calculations; 9.5 Glazing calculations; 9.6: Glazing Mitigation; 10.1 Additional appendix Daylighting Scenarios Neighbouring window maps; 10.1 Daylighting Scenarios; 10.2 Daylight unlight Assessment; 10.3 Overshadowing Assessment; 10.4 Solar Glare Assessment (rev A by GIA 25th September 2017); 10.5 Light Pollution Assessment; 10.6 Internal daylight sunlight assessment; 10.6 Overshadowing assessment; 11.1 Pedestrian Level Wind Microclimate Assessment		
ES Vol. 1 Main Report - Environmental Implications Letter (EIL) and Supporting Technical Note, prepared by Ramboll (dated 13 July 2020) with EIL technical appendices: Socio-		

Drawing Number	Revision (REV)	Drawing Title
Economics Addendum, prepared by Turley Economics Ardent (dated July 2020); Transport Assessment Addendum, prepared by Ardent (dated July 2020); Air Quality Assessment Addendum, prepared by Ardent (dated July 2020); Noise and Vibration Addendum, prepared by Ardent (July 2020); Daylight, Sunlight, Overshadowing and Internal DSO Addendum and results, prepared by GIA (dated June 2020); Wind and Microclimate Addendum, prepared by RWDI (dated July 2020); TVIA Addendum, prepared by Tavernor (dated July 2020); Built Heritage Addendum, prepared by Turley Heritage (dated July 2020);		
Environmental Implications Letter: PFS Parcel Building Revisions, prepared by Ramboll (dated August 2022) with EIL technical appendices including Transport Statement prepared by Ardent (dated August 2022); Air Quality Technical Note prepared by Ardent (dated August 2022); Noise and Vibration Technical Note, prepared by Ardent (August 2022); Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution (dated July 2022); Wind Microclimate Assessment prepared by GIA (dated August 2022); Accurate Visual Representations, prepared by AVR London (dated July 2022); Heritage Statement Addendum, prepared by Turley Heritage (dated August 2022).		
Environmental Implications Letter (EIL): Proposed Section 73 Application in Respect of Planning Consent 2022/2646/P, prepared by Ramboll (dated March 2025) including EIL technical appendices: Transport Technical Note prepared by Ardent (dated March 2025); Air Quality Assessment Addendum and Air Quality Positive Statement prepared by Ardent (dated March 2025); Noise and Vibration Addendum, prepared by Ardent (March 2025); Daylight, Sunlight, Solar Glare and Internal Daylight, Sunlight and Overshadowing (dated March 2025); Wind Microclimate Assessment prepared by GIA (dated August 2022); Townscape and Visual Impact Assessment Addendum (TVIA) with updated verified views, prepared by Tavernor (dated March 2025); Heritage Statement Addendum, prepared by Turley Heritage (dated March 2025); EIL (July 2025) – Confirmation production of FRA does not alter the conclusions of February 2025 EIL; Replacement Environmental Statement Non-Technical Summary (November 2025); and Supplemental EIL (November 2025).		
<b>Affordable Housing</b>		
Housing and Viability Statement, prepared by Quod (dated February 2025);		
<b>Technical Documents</b>		
Air Quality Assessment prepared by Ardent (dated June 2017); Air Quality Assessment Addendum, prepared by Ardent (dated July 2020); Air Quality Technical Note (Aug 2022) by Ardent; Air Quality Assessment Addendum, prepared by Ardent (dated March 2025); Air Quality Positive Statement prepared by Ardent (dated March 2025)		
Arboricultural Impact Assessment prepared by Middlemarch Environmental (dated July 2020); Pre-Development Arboricultural Impact Assessment, prepared by Middlemarch Environmental (dated July 2020).		
Archaeological Desk Based Assessment, prepared by CgMs Heritage (dated June 2017)		
Basement Impact Assessment, prepared by AECOM, ref. 60620758, Rev 08, (dated July 2020)		
Preliminary Bat Roost Assessment prepared by Middlemarch Environmental; Rev C (dated June 2017)		
BREEAM Pre-Assessment Addendum prepared by Energist (dated July 2020); BREEAM Pre-Assessment Addendum, prepared by Waterman (dated August 2022); BREEAM Pre-Assessment Addendum, prepared by Waterman (dated March 2025)		
Detailed Circular Economy Statement by Energist (dated Aug 2022); CGY Circular Economy Statement by Waterman (dated July 2025)		
Contextual Daylight and Density Research, prepared by GIA (dated June 2017);		

Drawing Number	Revision (REV)	Drawing Title
		Preliminary Ecological Assessment, prepared by Middlemarch Environmental Rev C (dated June 2017)
		Economic and Regeneration Impact Statement, prepared by Turley Economics (dated June 2017); Economic and Regeneration Impact Statement Addendum, prepared by Turley Economics (dated March 2025)
		Electric Vehicle Charging Station Outline Management Framework, by Morrisons (dated Aug 2022)
		Energy Statement (July 2020) prepared by Energist; Overheating Assessment (July 2020) prepared by Energist; Energy Strategy Addendum, Juniper Building, prepared by Waterman Limited Rev P07 (dated Aug 2022); CGY Energy Statement (including Overheating Assessment) Rev C04 by Waterman (dated July 2025).
		Fire Technical note prepared by H+H Fire (dated 7th September 2020); Juniper Building Gateway 1 Form (Aug 2022) by Elementa (Juniper Building, PFS Site); CGY Gateway One Fire Statement (Issue 2) and stage 2 Fire Strategy (Issue 2), prepared by Introba (dated May 2025)
		Flood Risk Assessment Addendum, prepared by Ramboll Rev 03 (dated October 2025); Flood Emergency Plan, prepared by Ramboll Rev 02 (dated October 2025);
		Health Impact Assessment, prepared by Turley (dated June 2017); Health Impact Assessment Addendum, prepared by Turley Economics (dated March 2025)
		Supplementary Comment: Impact of Proposed Development on Regent's Park, prepared by Tavernor and Turley Heritage (dated October 2017)
		Heritage Statement Addendum, by Turley Heritage (dated July 2020); Heritage Statement Addendum, by Turley Heritage (dated August 2022); Heritage Statement Addendum, by Turley Heritage (dated March 2025)
		Noise and Vibration Impact Assessment (prepared by Ardent; dated June 2017); Noise Assessment Addendum prepared by Ardent (dated October 2017); Baseline Noise and Vibration Measurements prepared by Ardent (dated June 2017); Noise and Vibration Addendum prepared by Ardent (dated July 2020); Noise and Vibration Addendum prepared by Ardent (Aug 2022); Noise and Vibration Addendum, prepared by Ardent (dated March 2025)
		Planning Statement by Quod (dated March 2025).
		Statement of Community Involvement prepared by Morrisons and Barratt (July 2017); Statement of Community Involvement prepared by BECG; (dated July 2020);
		Sustainable Design & Construction Statement Vol. 1 - Main Report (prepared by BBS Environmental; dated June 2017); Sustainable Design and Construction Statement Addendum (prepared by BBS; dated October 2017); Sustainability Statement Addendum, prepared by Energist (dated June 2020); Sustainability Strategy Addendum, prepared by Waterman Building Services (dated Aug 2022); Sustainable Design and Construction Statement Rev C06, prepared by Waterman (dated July 2025)
		Surface Water Drainage Strategy, prepared by AECOM (dated May 2020)
		Transport Assessment by prepared by Ardent (dated July 2017); Transport Statement Addendum prepared by Ardent (dated Oct 2017); Framework Travel Plan, prepared by Ardent (dated Oct 2017); Servicing Management Plan, prepared by Ardent (dated July 2017); Transport Statement Addendum, prepared by Ardent (dated July 2020); Transport Technical Note - Petrol Filling Station, prepared by Ardent (dated Aug 2022); Transport Technical Note, prepared by Ardent (dated March 2025);
		Whole Lifecycle Carbon Assessment Rev 2.1, prepared by Ramboll (dated August 2022); Whole Lifecycle Carbon Assessment Rev C04, prepared by Waterman (dated July 2025);

Drawing Number	Revision (REV)	Drawing Title
Wind and Microclimate Assessment, prepared by RWDI (dated July 2020); Wind Microclimate Technical Note, prepared by GIA (dated March 2025)		
Youth Space Vision Document , prepared by Dallas-Pierce-Quintero (dated August 2022).		

End of Schedule