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Ewan Campbell
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Supporting Communities
London Borough of Camden
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Our ref: J10003/NFD/AKG/S106/2024

Your ref: 2022/0972/P

3 April 2025

Dear Ewan

**Hawley Wharf Public Area Plan – amendment to S106 Part 15 Clause 3(d) dated 23 Jan 2013
(as varied)
Planning application reference 2022/0972/P**

On behalf of our client, Ground Gilbey Limited, we write following discussions with your planning obligations team. The planning application for Hawley Wharf was originally approved in 2013 (ref: 2012/4628/P) and has since been varied. The operative planning permission for the site is 2022/0972/P. Following the opening of the mixed-use town centre site in 2020, it has become apparent that some of the retail units on the ground floor of Area A require a small area of external space for tables and chairs to activate the space and increase dwell time.

Under planning policy, Camden Council expects proposals of a certain size to contribute towards the provision of public open space in the Borough. The 2013 permission provided 3,202 sqm of public open space on site with a financial contribution towards off site open space. The current proposal results in a loss of 240 sqm of open space. Using the formula contained in the Public Open Space CPG, 2021, the financial contribution to mitigate the loss of open space is £64,800. This is calculated as follows:

Cost Type	Value (£)	Notes
Capital Cost	£48,000	This is based on 240sqm x £200 (£200 being the capital cost of providing public open space elsewhere).
Maintenance Cost	£16,800	Based on £7 per sqm of public open space not provided x 10 years.
Total	£64,800	

In light of the above, we propose to deal with this as a Deed of Variation to the S106 agreement, dated 23 January 2013 (as varied).

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in dark ink that reads "Newmark". The signature is written in a cursive, flowing style.

Newmark

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NEWMARK