

Application ref: 2024/4887/P
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Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (as amended in 2018 and 2020)**

RE: West Kentish Town Estate – Request for EIA Scoping Opinion

The applicant made a request to the Local Planning Authority for an EIA Scoping Opinion in respect of a an EIA Scoping Addendum report which they commissioned and was prepared by Trium (september 2024). The EIA Scoping Report was to help inform the content of an Environmental Statement relating to the comprehensive redevelopment of the above site in the form of demolition of the existing residential units and the construction of a residential led scheme of approximately 898 residential dwellings including a mix of affordable and market housing. The request was received by the Council on 6th November 2024.

For completeness of records, please accept this letter as the Council's formal Scoping Opinion in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), herein referred to as the 'EIA Regulations 2017'.

In adopting this Scoping Opinion, the Council confirms that it carried out consultation with relevant bodies (Regulation 15(4)) and had regard to:

- a) any information provided by the applicant about the proposed development;
- b) the specific characteristics of the particular development;
- c) the specific characteristics of development of the type concerned; and
- d) the environmental features likely to be significantly affected by the development (Regulation 15(6)).

The following consultees were consulted in preparing this scoping opinion:

- LBC (London Borough of Camden) – Building Control (Fire Safety)
- LBC – Nature Conservation and biodiversity
- LBC – Sustainability (air quality)
- LBC – Transport
- LBC – Heritage Conservation
- LBC – Affordable Housing Coordinator
- Camden Nature Corridor

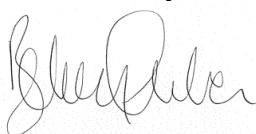
- Historic England
- Greater London Archaeological Advisory Service
- London Healthy Urban Development Unit
- Natural England
- The Heath and Hampstead Society
- Metropolitan Police Service
- LBC (London Borough of Camden) – Building Control (Access)
- LBC – Residents Safety Engagement
- LBC – Economic Development/Inclusive Economy
- LBC – Environmental Services (Waste)
- LBC – Environmental Services (Contaminated Land)
- LBC – Environmental Services (Pollution Team)
- LBC – Public Open Space
- LBC – Trees and Landscaping Officer
- LBC – Sustainability (energy, sustainability, drainage and flood risk)
- LBC – Urban Design
- LBC – Policy
- Camden Clinical Commissioning Group
- National Grid
- Network Rail
- TfL Property
- Greater London Authority
- London Fire Brigade
- British Transport Police
- Bartholomew Estate and Kentish Town CAAC
- Kentish Town Neighbourhood Forum
- Queen's Crescent Neighbourhood Forum
- National Amenity Societies, and
- West Kentish Town CAAC

The consultation responses received have been forwarded to the Council's independent assessor (Buro Happold) and are shown in Appendix 2 of their report, which is available to view on the Council's website.

The Council's comments on the proposed scope of the Environmental Impact Assessment (EIA) and resultant Environmental Statement (ES) are incorporated within the Buro Happold report. For clarity, relevant comments are shown within each section of the Scoping Report, as appropriate.

The objections to this application received from local groups and individuals refer to the development in general rather than the EIA Scoping process. These comments are acknowledged and will be considered as part of a planning application which is expected to be submitted in due course.

Yours faithfully



Bethany Cullen
Head of Development Management

