

Application ref: 2025/0594/P  
Contact: Christopher Smith  
Tel: 020 7974 2788  
Date: 29 May 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Oliver Jefferson  
Turley  
Brownlow Yard  
12 Roger Street  
London  
WC1N 2JU

Dear Sir/Madam

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

**RE: 120 - 136 Camley Street & 3 - 30 Cedar Way London N1C 4PG & N1C 4PD – 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 Report which they commissioned and was prepared by Temple (January 2025). The EIA Scoping Report was to help inform the content of an Environmental Statement relating to the proposed mixed-use redevelopment of the above sites to deliver approximately 36,000sqm of commercial floorspace and up to 410 residential homes. The request was received by the Council on 11<sup>th</sup> February 2025.

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 (Access);
- LBC – Building Control (Fire Safety);
- LBC – Community Safety
- LBC – Conservation;
- LBC – Economic Development/Inclusive Economy;
- LBC – Environmental Services (Waste);
- LBC – Environmental Services (Contaminated Land);

- LBC – Environmental Services (Pollution Team);
- LBC – Public Open Space;
- LBC – Street Trees;
- LBC – Trees and Landscaping Officer;
- LBC – Nature Conservation and biodiversity;
- LBC – Sustainability (air quality, energy, sustainability, drainage (LLFA) and flood risk);
- LBC – Transport;
- LBC – Housing
- LBC – Transport
- LBC – Urban Design;
- LBC - Policy
- LBC - Public Health
- Environment Agency;
- Historic England
- Greater London Archaeological Advisory Service;
- Greater London Authority (GLA);
- London Fire Brigade
- Natural England;
- Network Rail
- Thames Water;
- Transport for London (Infrastructure Protection, Property, Spatial Planning, Crossrail 2 sections);
- Metropolitan Police Service;
- Camden Clinical Commissioning Group (CCG);
- Sport England;
- Camley Street Neighbourhood Forum
- National Amenity Societies
- British Transport Police
- National Grid
- London Borough of Islington
- City of Westminster
- Planning Gateway 1
- Planning Casework Unit
- Canals and Rivers Trust
- Regents Canal CAAC
- Camden Broadway CAAC
- Camden Square CAAC
- Kings Cross CAAC, and
- Kings Cross Development Forum

The consultation responses received have been forwarded to the Council's independent assessor (Buro Happold) and are shown in Appendix 1 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Bethany Cullen', is positioned above the printed name.

Bethany Cullen  
Head of Development Management  
London Borough of Camden