

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/08/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Alex Hutson				2012/2826/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
103 Camley Street London NW1 0PF				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of tree protection and arboricultural method statement required by condition 16 of planning permission 2011/5695/P dated 30 March 2012 for demolition of existing buildings and mixed use development of 4-12 storey building comprising student accommodation, self contained residential flats, business and retail units.							
<b>Recommendation(s):</b>		Approve condition 16					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

- 1.1 The site comprises a former depot and storage yard of 0.34 ha located on the north side of the Regents Canal. It is roughly triangular in shape with the canal being to the south, Camley Street to the south west; Camley Street to the north-east; and Elm Village residential estate to the north-west. The Jubilee Waterside Centre also adjoins the site next to the canal on its western side. This is temporarily occupied by the Frank Barnes School for the Deaf.
- 1.2 The freehold interest of the site is held by the Council but is let on a long lease with approximately 95 years left to run. There are two buildings occupying approximately 20% of the site both of which front Camley Street. These were originally constructed to serve as ancillary offices to the storage depot (Class B8) which is the lawful use of the site. One of these buildings has since been converted for storage use and sublet on a short term basis to Marigold as an overflow to their main storage facility on the opposite side of Camley Street. The other building is sublet on short term leases to various small scale businesses occupiers. The remaining 80% of the site provides a large open yard area to the rear of these buildings which is currently used predominantly as a parking and waiting area for taxis (an unauthorised use).
- 1.3 The existing 2-storey buildings on the site are constructed of red-brick and have a pitched roof superficially matching the appearance of the residential flats on Crofters Way to the north. However the site relates much more closely in character to the large scale employment and industrial uses on the east side of Camley Street and Cedar Way. The area generally, and these large scale Council-freehold owned employment sites in particular, are the subject of the 'Camley Street Study' which sets out a review of options for future development in the area. This is currently in draft form and has not yet been through any public consultation.
- 1.4 The wider context for the site is formed by Camden Town to the west and Kings Cross Central to the east. Kings Cross/St Pancras Stations are located approximately 1.0 km to the south and Camden Town Station is only slightly further to the north/west. However the area is physically isolated from these by the canal and the CTRL railway lines. Both Camley Street and the canal towpath suffer from low footfall in this area and have to pass via inhospitable underpasses to reach the regeneration areas of Kings Cross to the south. The Kings Cross Central site in particular is located less than 2 minutes walk away via a 100m stretch of canal towpath, but the extensive road and rail bridges the towpath passes under reinforces a perceived lack of safety and encourages antisocial behaviour.
- 1.5 The south-western side of the site is bounded by the retaining wall to the canal towpath. This wall also marks the boundary with the Regents Canal Conservation Area. Whilst the wall is noted as making a positive contribution it also helps reinforce a sense of isolation to this part of the Conservation Area, which is the longest stretch of the canal without an access point. The opposite side of the canal is similarly enclosed by the continuous blank elevation of the former royal mail sorting office, now in use as a warehouse for clothes retailer Ted Baker.
- 1.6 The canal and towpath are designated Open Space, a Green Corridor, a Site of Nature Conservation Importance (SNCI) and a Metropolitan Walk.
- 1.7 The site has been identified as Development Site 8 in the LDF Site Allocations Development Plan Document which sets out a preferred approach for "mixed use including permanent residential and flexible employment floorspace alongside other complementary uses". It is located within the Strategic Viewing Corridor of Parliament Hill to St Paul's Cathedral.

## Relevant History

Planning permission 2011/5695/P granted 30 March 2012 for demolition of existing buildings and mixed use development of 4-12 storey building comprising student accommodation, self contained residential flats, business and retail units.

## Relevant policies

### LDF Core Strategy and Development Policies

CS15- Protecting open space and encouraging biodiversity

DP25- Conserving Camden's heritage

## Assessment

The proposed tree protection measures are considered acceptable to ensure protection of the row of London Plane street trees throughout demolition and construction works.

Recommendation: Approve

### Disclaimer

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***