

DP3411/CJB/RC

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FAO Neil McDonald

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Dear Neil

**102 CAMLEY STREET, LONDON, NW1 0PF
APPLICATION FOR FULL PLANNING PERMISSION (TOWN AND COUNTRY
PLANNING ACT 1990)**

We are writing on behalf of our client, Regent Renewal Limited, to submit an application for full planning permission for the above site. The application seeks permission for the following:

Demolition of existing buildings and structures at 102 Camley Street and the subsequent redevelopment for a mixed use building ranging from 8 – 12 storeys comprising 1,620 sqm GEA employment floorspace (Class B1), 154 residential units, provision of a cycle ramp, improvements to the public realm and all other necessary enabling works.

Regent Renewal Limited wishes to gain full planning permission for the redevelopment of the site to provide a mix of flexible light industrial and employment space (Class B1 and B1(c), residential units (Class C3), and public realm improvements, including a new cycle ramp and pedestrian steps from Camley Street to the Regent's Canal towpath.

The Planning Application

Please find enclosed 1 hard copy of all the application material and an additional hard copy of the Design and Access Statement, plans, verified views and Townscape and Visual Impact Assessment, as agreed.

The application submission comprises the following documents, and where stated some of the statements are contained within other documents:

- Planning Application Form and Certificates, prepared by DP9 Limited (DP9);
- CIL Additional Information Form, prepared by DP9;
- Planning Statement, prepared by DP9, including:
 - Affordable Housing Statement; and



- Draft Section 106 Heads of Terms;
- Site Location Plan, prepared by Glenn Howells Architects;
- Existing and proposed plans, sections and elevations, prepared by Glenn Howells Architects and Turkington Martin;
- Landscaping Plans, prepared by Turkington Martin;
- Verified Views, prepared by AVR London;
- Floorspace Schedule (existing and proposed, including residential detailed breakdown), prepared by Glenn Howells Architects;
- Design and Access Statement, prepared by Glenn Howells Architects, including:
 - Crime prevention;
 - Lifetime homes;
 - Wheelchair housing;
 - Public realm strategy; and
 - Public open space assessment.
- Viability Assessment for Affordable Housing, prepared by Shaw Corporation;
- Strategic Overview of Employment Spaces to the Gateway Sites, prepared by Shaw Corporation;
- Townscape, Heritage and Visual Impact Assessment, prepared by KM Heritage;
- Energy Strategy, prepared by McBains Cooper;
- Sustainability Statement (including BREEAM and Code for Sustainable Homes), prepared by McBains Cooper;
- Geotechnical Desk Study, prepared by Arup, including:
 - Flood risk assessment; and
 - Contamination and Remediation assessment;
- Basement Impact Assessment, prepared by Arup;
- Construction Method Statement, prepared by Arup;
- Noise and Vibration Assessment, prepared by Sandy Brown;
- Air Quality Assessment, prepared by Arup;
- Daylight, Sunlight and Overshadowing Report, prepared by GVA Schatunowski Brooks;
- Transport Assessment, prepared by TTP, including:
 - Servicing Strategy: and
 - Construction Management Plan;
- Travel Plan, prepared by TTP;
- Statement of Community Involvement, prepared by Indigo;



- Tree Survey, prepared by Aspect Arbor; and
- Ecological Report, prepared by Aspect.

A cheque for £48,914.00 in respect of the application fee is also enclosed.

We also enclose 2 CDs with electronic versions of the application documents. We are happy to provide further copies if required.

A hard copy of the application documents has also been sent directly to the GLA.

The Site

The site is located on Camley Street, immediately to the north west and north of Kings Cross and St Pancras stations respectively. The site is irregular in shape and is bound by Camley Street to the west, 104 Camley Street to the north (Hewlett Packard office and warehouse), Network Rail and CTRL railway lines to the east and Regent's Canal to the south. The site covers an area of approximately 0.25 hectares.

The application site comprises a warehouse building (Class B8), which comprises approximately 1,008 sqm and was most recently occupied by Marigold Health Foods as a storage and distribution centre. Marigold has relocated to new larger premises in Tottenham as part of the business expansion requirements.

There are no statutorily listed buildings within the curtilage of the site or close by. The site is adjacent to the Regents Canal Conservation Area and is close to the Kings Cross Conservation Area. The site is located within the designated viewing corridor for the protected vista from Parliament Hill to St Paul's Cathedral.

In relation to Kings Cross and St Pancras transport interchanges, new station entrances have recently been opened which reduces the walk distances from the site which has a significant effect upon the PTAL of certain locations. The manual PTAL rating for the site is 6a 'excellent', which is one of the highest levels of accessibility. This is discussed further in the Transport Assessment prepared by TTP.

Planning History

In April 2014 an Environmental Impact Assessment (EIA) Screening Opinion Request was submitted to the Council (application reference 2014/2550/P). On 30 April 2014 the Council decided that the proposed development is not considered to be likely to have significant effects on the environment and accordingly confirmed that the development is not EIA development. Notwithstanding the fact that the proposed development is not EIA development, a number of the application documents submitted as part of this planning application provide a cumulative assessment of the impacts of the developments proposed at 101 and 102 Camley Street to ensure that these impacts have been fully assessed.

There are no other recent, relevant planning applications at the site.



Proposed Development

The concept behind the proposal is to provide a mixed use sustainable development that contributes to and enables a balanced and mixed community in the area and creates employment and enterprise opportunities as well as providing residential units, including on site affordable housing.

The proposed development will also seek to ensure that the accessibility of the site is greatly improved, including new connections between Camley Street and the canal towpath via a cycle ramp and stepped access greatly improving links between Camley Street with Camden Town, Kings Cross and adjacent areas. Overall the public realm will be greatly enhanced, and will create a cohesive sense of place between the Camley Street gateway sites at 102, 101 and 103 Camley Street.

The proposed scheme seeks to demolish the existing industrial warehouse building and construct a mixed use residential and commercial development. The proposed Class B1 and B1c employment and light industrial floorspace will be provided at ground floor, mezzanine and towpath level, which will provide the opportunity to provide flexible business units to accommodate different size and layout requirements per future occupier. The employment floorspace has been targeted at enterprise businesses to provide a next step from the Incubator employment space provided at 103 Camley Street, and will complement the corporate headquarters developments being constructed on the neighbouring Kings Cross Central Masterplan. The employment space will focus on small and medium sizes businesses (SME's). This report should be read in conjunction with the Strategic Overview of the employment spaces at the Gateway sites prepared by Shaw Corporation.

Two cores will provide access to the twelve floors of high quality residential accommodation, including a setback penthouse level, which will provide a total of 154 residential units. Affordable housing will be provided on site, accessed via a dedicated core (in the case of the affordable rented and part of the shared ownership units) or integrated with the market housing (for the balance of the shared ownership, although some shared ownership units will be accessed via the market housing core).

A new cycle ramp will connect Camley Street to the Regent's Canal towpath, together with steps and a pedestrian link route through the northern wing of the proposed scheme towards future development sites beyond. Enhancement works will be undertaken to the canal towpath, including the widening of this amenity space, and well as works to the public realm at the ground level of the development and the provision of roof top amenity space.

A detailed floorspace schedule has been prepared by Glenn Howells Architects and submitted as part of this application. In summary the existing development comprises a warehouse (Class B8) comprising 1,008 sqm GIA. The proposed floorspace is summarised below:

Proposed floorspace	Floorspace (sqm GEA) / Units
Flexible commercial space (Use Class B1)	1,620
Other non-residential floorspace	1,810
TOTAL NON-RESIDENTIAL FLOORSPACE	3,430



Market residential units	117
Shared ownership residential units	16
Affordable rent units	21
TOTAL RESIDENTIAL UNITS	154

The overall objective of the design is to design a building of the highest architectural quality that will be responsive to its context and characterised by excellence in sustainable design.

The development has also been assessed against national, regional and local planning policies, and has been found to be in general conformity with the relevant policies.

We look forward to receiving confirmation that the planning application has been registered. Please contact Chris Beard or Rachel Crick should you require any further information.

Yours sincerely

Rachel Crick
Planner
DP9 Limited