

# Camley Street Neighbourhood Forum

17 April 2014

To: Camden Council

Planning application number 2014/2550/P\* in regard of 102 Camley Street: "Request for Environmental Impact Assessment (EIA) Screening Opinion for the demolition of existing warehouse building and the construction of a new mixed use building comprising ground plus 12 storeys of accommodation above ground and 2 basement levels providing a total floor space of approximately 17,000 GEA."

It is the opinion of the Camley Street Neighbourhood Forum that an EIA is warranted for this application for the following reasons:

- Size
  - Although the ground area of 102 Camley Street is less than 0.5 Hectare it is part of a set of sites have been or are likely to be developed within the short term, and all managed by the same promoter. Those sites are 103 Camley Street (now nearly complete), 102 Camley Street (this proposal), 101 Camley Street (plans and proposals exhibited at a public event 6 March 2014) and 104 Camley Street (re-development indicated on maps displayed at the same public event on 6 March 2014). The combined ground area of those plots is significantly more than 0.5 Hectare.
  - The whole eastern side of Camley Street from 102 to 136 inclusive is part of a larger redevelopment strategy that was published, in outline at least, by Camden Council officers at a public meeting on 30 January 2014. The combined ground area of those plots is several Hectare.
  - The redevelopment of this site is therefore connected with an area of redevelopment significantly greater than the threshold at with an EIA is appropriate.
- Economic Activity
  - 102 Camley Street currently provides jobs for nearly sixty employees. All of those jobs will be lost on redevelopment.
  - The 'business space' outlined in the architects sketches for the redeveloped 102 Camley Street shows only office/retail space on the ground floor only. This is very unlikely to replace the jobs lost in either number or type.
  - Exactly the same logic applies to 101 Camley Street.
  - It is highly likely therefore that the same will be true for 104 Camley Street when proposals are eventually revealed.
  - It is highly likely therefore that the same will be true for ALL of the eastern side of Camley Street when proposals are eventually revealed.
  - The total loss to direct employment in the area is potentially as much as 1000 jobs with commensurate losses to Camden's business diversity and economic activity.
- Environmental Sustainability
  - 102 Camley Street is adjacent to the Regents Canal and therefore redeveloping it will affect the flora and fauna that inhabit those borders.

# Camley Street Neighbourhood Forum

- 103 Camley Street (currently being constructed) and 101 Camley Street (proposed) are also adjacent to the canal and impose the same impacts on the flora and fauna that inhabit those borders.
- 102 Camley Street is adjacent to the railway embankment of the lines from St Pancras and King's Cross stations. Its redevelopment will impact the flora and fauna inhabiting those embankments.
- The whole length of the eastern side of Camley Street is bordered by an extensive area of railway embankments and trackside land. Its redevelopment will impact the inhabiting flora and fauna.
- The architects' sketches displayed at the public exhibition on 6 March indicated that the canal-side areas in front of 101, 102 and 103 would all be redesigned and redeveloped and the current flora and fauna displaced.

Given these factors – the significant size of the total ground area, the economic and social (jobs) effects and the impact on environmental sustainability – we believe that an EIA is justified and appropriate.

Peter McGinty

Chairman, Camley Street Neighbourhood Forum

\* Published at [Camden.gov.uk](http://Camden.gov.uk) on 11 April 2014