

# CONSULTATION SUMMARY

## Case reference number(s)

2017/6011/P

## Case Officer:

Patrick Marfleet

## Application Address:

12 Camley Street Natural Park

Camley Street

London

N1C 4PW

## Proposal(s)

Demolition of the existing pavilion visitors centre (Class D1) and erection of a new centre (Class D1) with associated ancillary visitors Café (Class A1) and enhanced landscaping across the site.

## Representations

<b>Consultations:</b>	No. notified	03	No. of responses	05	No. of objections	00
					No of comments	05
					No of support	01

## Summary of representations

### **Inland Waterways Association**

1. We support this application as making a substantial contribution to the appearance and amenity of the canal.

### **Friends of Regents Canal**

1. Artist impressions in section 6.6.3 of the Design and Access Statement shows marginal planting that occupies about a third of the Canal's width and no canal boats.
2. Please advise what has happened to sections 5.0 to 5.3.0 of the

Design and Access Statement (sections which covered pre-app consultation).

Officer comment

1. *The submitted landscaping and site plans demonstrate that the proposed landscaping works at the site would not encroach on the adjacent canal towpath.*
2. *Section 5.3.0 include details of the pre-planning application discussions for the proposal and how the advice given has been reflected in the current proposal.*

**Cllr Sian Berry**

1. There are a number of protected wildlife species that use the site, however; the submitted documents do not outline how the wildlife on the site will be protected during construction.
2. Dust and air pollution need to be managed exceptionally well in this location, concerned that absence of neighbouring residential properties will result in issued being overlooked when agreeing the Construction Management Plan (CMP).
3. The park serves an important educational function for Camden's children (and children from further afield). I would like to see a statement to accompany the planning application setting out how interim educational provision will be made during construction works.

Officer comment

1. *The Council's nature conservation officer has reviewed the submitted documents and is satisfied with the impact of the proposal on the existing Wildlife habitat, subject to condition. A pre-commencement condition has been added to the decision notice requesting the applicant to submit a method statement for a precautionary working approach to demolition and construction, with particular focus on mitigating the impact on protected species at the site.*
2. *The Council's transport officer has reviewed the proposal and confirmed that, whilst the proposed development comprises the demolition of the existing buildings on site and the construction of a new visitor centre, it is considered that a Construction Management Plan (CMP) is not required in this particular instance as all of the works would take place within the site boundary and would have little impact on the surrounding highway network. There exists sufficient space within the site for vehicles to turn around, or if required they*

*can reverse in from Camley Street under instruction from banksmen. Sufficient space also exists for wheel washing facilities to be provided if required, whilst the public highway will be kept clean by the site operatives. In addition, as there are very few residential properties within the immediate vicinity of the site it is considered that the proposed works are unlikely to have any significant impact on the amenity of neighbours.*

3. *The London Wildlife Trust have confirmed the following with regard to interim educational provision:*

*“We have allocated capacity at our Woodberry Wetlands education centre for those schools that are able to travel (close to Manor House tube station). In partnership with the Camden Green Spaces Team we have applied for funding from the Camden Can Innovation Fund to deliver education sessions for children in school grounds and other nearby green spaces whilst Camley Street Natural Park is closed. We will work with schools to co-design nature-based fun activities; the project will activate underused ‘outdoor classrooms’ in some of Camden’s parks and create and activate new spaces where they are needed most. This project has made the final shortlist for the Fund and we are waiting to find out whether it has been successful. Once the site is re-opened, we will more than double the number of education and engagement sessions for children and adults that we are able offer, compared with our current provision.”*

#### **Canal and River Trust**

The Canal and River Trust (CRT) raised no objection to the proposal but did note the following points:

1. The ground investigation report provide limited data on soil quality and no data has been submitted with regard to groundwater quality.
2. If the Council is to grant permission for the proposal informatives should be added to the decision to remind the applicant to seek written consent from CRT with regard to the installation of a water source heat pump, surface water drainage into the canal and any necessary access over the waterway.

#### **Officer comment**

1. *A pre-commencement condition requiring the submission of a written programme of investigation for the presence of soil and groundwater contamination has been added to the decision.*
2. *Informatives reminding the applicant to apply for the relevant*

*consents have been added to the decision.*

**Regents Canal CAAC**

1. Camley Street Nature Park is a gem, and deserves much closer scrutiny to ensure it has a secure and generous long term future.

Officer comment

1. *The proposed re-development and re-landscaping works have been carefully assessed by Council and are considered to ensure the long term future of the site, which is welcomed.*

Summary of comments:

*The size and design of the proposed development is considered to have an acceptable impact on the character and appearance of the Camley Street Nature Park, adjoining canal and wider conservation area, subject to conditions ensuring suitable precautionary measures are taken to protect existing wildlife species at the site. The proposal would help to secure the long term future of this important community and educational asset, which is welcomed.*

**Recommendation:-**

**Grant conditional planning permission**