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FOA: Jonathan McClue

28 February 2019

Our ref: LJW/GBR/MSO/J10337

Your ref: 2016/6311/P / PP-07655789

Dear Sir

**Town and Country Planning Act 1990 (as amended)
Discharge of part of Condition 6 and Condition 7 of app ref. 2016/6311/P
101 Camley Street, London**

On behalf of our client, Chalk Farm Development Limited, we enclose an application for the discharge of part of condition 6 and condition 7 in full attached to planning permission ref. 2016/6311/P.

On 18 March 2015 full planning permission (ref. 2014/4385/P) was granted for the:

“Demolition of existing building and redevelopment for a mixed use building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent’s Canal, and associated landscaping and other works relating to the public realm.”

Subsequent to this, a Section 73 application (ref. 2016/6311/P) was granted on 14 July 2017 for the:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent’s Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations.”

A Section 73 application (ref. 2018/3682/P) was submitted on 7 August 2018 for the:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent’s Canal and associated works) CHANGES INCLUDE external amendments to the approved development -

Landscaping works, façade development (spandrels, doors, glazing, canopies, windows), terraces and balconies, edge protection and building services.”

This application is due to be determined shortly. If this Section 73 application is determined in advance of the discharge of conditions submission we request that the discharge of conditions 6 in part and condition 7 are switched to apply to application ref. 2018/3682/P.

Condition 6

Condition 6 of the permission (ref. 2016/6311/P) in full states:

“No works on the relevant parts of the development shall commence until full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the communal roof terraces and roof top allotments have been submitted to and approved by the local planning authority (in consultation with Canal and River Trust where relevant). The details shall include provision for children’s play space and play equipment. The relevant works shall not be carried out otherwise in accordance with the details thus approved.”

Condition 7

Condition 7 of the permission (ref. 2016/6311/P) in full states:

“The submitted landscaping details shall be accompanied by a commentary of wind/microclimate mitigation measures in the areas recommended by the Wind Microclimate Assessment accompanying the application.”

Condition 6

In line with the requirements of condition 6, a Design Report and set of proposed drawings, prepared by LDA Design, to show the hard and soft landscaping and all means of enclosure have been submitted as part of this application.

As set out in the Design Report, the overall aim of the landscaping design is to create an attractive external environment, which will enhance the local context of Kings Cross and the Regents Canal, provide an amenity space and improve the surrounding bio-diversity.

Communal gardens have been designed to a high quality with a variety of planting species within raised planters. Planting has been carefully chosen to allow for seasonal variation and provide an attractive environment all year round. Species include magnolia trees, ferns and strawberry trees to reflect the wildness of Camley Street Natural Park. Specific details of the proposed plant species can be found within the submitted drawings and plant schedule.

The rooftop allotments will comprise bespoke moveable planters and bespoke moveable storage boxes, which will allow for re-arrangement to maximise sunlight exposure to create optimum growing conditions. Planters with wire trellis also have the dual function of providing mitigation against wind.

For the entrance, bronze lettering ‘101KX’ will be inserted into the concrete retaining wall, which will contain planting. The landscaping details submitted align with those landscaping details submitted as part of the Section 73 application (ref. 2018/3682/P) to deliver the overall design intent of the proposed development at 101 Camley Street.

Due to the area currently held in abeyance, the proposed bridge cannot be delivered. Therefore, details of this area will be submitted at a later date, which will include details of the play space and play equipment, as required by condition 6.

Condition 7

In line with the requirements of condition 7, a Wind and Microclimate Mitigation Measures Report, prepared by LDA Design, has been submitted as part of this application. An assessment has been carried out to identify the wind micro-climate and the report concludes that “the wind and microclimate around the development and existing surroundings is suitable for its intended use”.

The report sets out mitigation measures that have been introduced within the development to those areas identified as windier from the assessment. Terraced planters with clipper hedgerow and low canopy trees and shrubs provide adequate mitigation against ground level wind speeds. These areas have been considered suitable for standing in summertime. At roof level, seating areas have been positioned in the most sheltered areas of the terrace.

Application documentation

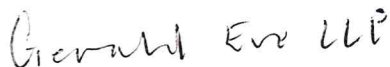
Accordingly the following documents have been submitted via the planning portal for approval:

- Completed application form;
- Wind and Micro-Climate Mitigation Measures Report, prepared by LDA Design;
- Landscape design pack, prepared by LDA Design; and
- Proposed landscaping detailed drawings, prepared by LDA Design.

Our client will pay £116.00 (+ £20.00 Planning Portal fee), being the requisite application fee, to Camden Council via BACS referring to the relevant payment reference number.

We look forward to receiving confirmation of validation of the application. In the meantime, should you have any questions, please do not hesitate to contact either Gary Brook (020 7333 6311) or Marnie Sommariva (020 7518 7257) of this office.

Yours faithfully



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