

Application ref: 2020/1673/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
101 Camley Street
London
N1W 0PF

Proposal: Discharge of conditions 10 (cycle parking) and 11 (green and brown roofs) of 2016/6311/P dated 14/07/2017 (variation of 2014/4385/P dated 18/03/2015 for: new 6-13 storey buildings with employment space, residential units and associated works).

Drawing Nos: (5657_)100; 101; 102; 103; 104; 110; 111; 112; 113; 114; 115; 200; 201; 202; 203; 204; 220; 221; 222; 224; 225; 226; 227; 228; 229; 230; 231; 232, (01 AL 2700) 001 Rev 05; 002 Rev 04; 005 Rev 05; 006 Rev 04; 016 Rev 07, (01 DT 2700)001 Rev 05; 002 Rev 06; 003; 004 Rev 05; 007 Rev 01; ASK 084 (Lower Ground Cargo Bike Storage Locations) and ASK 085 (Basement Cargo Bike Storage Locations).

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for approving the details.

Condition 10 (cycle parking)

Basement and lower ground floorplans have been submitted showing the full quota of cycle parking spaces (242 in total) to an acceptable standard being

two tier stands and Sheffield. Officers queried whether non-standard cycle parking could be included and this was provided in the form of 11 oversized bikes. This amendment is welcomed. The size of the lift car was confirmed.

The Council's Transport Planner deemed the details to be acceptable.

Condition 11 (green and brown roofs)

Full details in respect of the green and brown roofs in the areas indicated on the approved roof plans, including construction profile, materials, substrate depth, full schedule of plant species, density of planting, plan of maintenance and programme for installation, have been submitted for approval.

The Council's Nature Conservation Officer has reviewed the details and considers them to be acceptable. On this basis, the condition is discharged as the details would ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

Consultation

Consultation with the Canal and River Trust was undertaken and they confirmed that they have no comments. An objection was received in relation to cycle parking (condition 10). The comments are noted and have been duly considered; however, the cycle parking details are considered acceptable.

Conclusion

As such, the proposed details are in general accordance with policies T1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are advised that Conditions 6 (landscaping), 7 (wind/microclimate mitigation), 15 (sound insulation) and 21b (remediation) of 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) require the submission of details and must be approved before the relevant part of the development.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment