

Application ref: 2019/1221/P
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**101 Camley Street
London
N1C 4PF**

Proposal:

Details of landscaping and wind mitigation to partially discharge condition 6 (landscaping) and to discharge condition 7 (wind mitigation) 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: Landscape Management Plan dated 26th March 2020; 5657_408; 5657_401; 5657_402; 5657_403; 5657_404; 5657_405; 5657_406; 5657_407; 5657_227; 4933-UG-52-P-106 Rev C01; 4933-LG-52-P-122 Rev C01; 4933-B1-52-P-121 Rev C01; WIND & MICROCLIMATE MITIGATION MEASURES Revision B: February 2019; Landscape Design Report Revision A: February 2019; 5657_325; 5657_240; 5657_338; 5657_400; 5657_401; 5657_500; 5657_510; 5657_511; 5657_300; 5657_301; 5657_310; 5657_311; 5657_312; 5657_313; 5657_314; 5657_315-325; 5657_100-104; 5657_200-203; 210-211; 5657_330-337; 5657_220-223; 5657_240.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approving the details.

Partial discharge of condition 6 (landscaping)

In line with the requirements of the conditions, full details have been submitted showing the hard and soft landscaping as well as means of enclosure. The proposal aims to create an attractive external environment to enhance the local context, and to provide amenity space and improve biodiversity. Communal gardens would have a variety of planting species with seasonal variation with species reflecting the wildness of the Camley Street Natural Park located nearby. The details would partially discharge the condition leaving the large area at street level in abeyance for future discharge.

The Council's Public Realm & Planning Team Manager offered no comments on the proposal. The Tree and Landscaping Officer and Nature Conservation Officer raised no objections, subject to securing the canalside garden/area of abeyance is biodiversity focussed, including either native species or natives and species of value to wildlife.

On this basis, the details are considered acceptable.

Condition 7 (wind mitigation)

A Wind and Microclimate Mitigation Measures Report was submitted in support of the application. It sets out mitigation measures that have been introduced to windier parts of the development. This includes terraced planters and low canopy trees and shrubs. Seating areas at roof level have been positioned in the most sheltered areas of the terrace.

Consultation

Consultation with the Canal and River Trust was undertaken and they confirmed that they have no objection, but suggested a greater proportion of native species within the scheme. These comments are noted and will be factored into the design of the area kept in abeyance. No other comments from third parties were received.

Conclusion

As such, the proposed details are in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that Conditions 6 (PART - 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

A handwritten signature in black ink, appearing to read 'DP', is centered below the text 'Yours faithfully'.

Daniel Pope
Director of Economy, Regeneration and Investment