

Application ref: 2021/1801/P  
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Date: 15 June 2021

**Development Management**  
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LB Islington  
Development Management Service  
Planning and Development  
PO Box 3333  
222 Upper Street  
LONDON  
N1 1YA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - No objection**

Address:

**Land at York Way Estate**  
**York Way**  
**London N7**

Proposal:

Observations to the adjoining London Borough of Islington for the Demolition of existing community centre building and MUGA and the erection of four blocks of between four and seven storeys (Buildings A, B & C - part six and part seven storeys and Building D - four storeys) to provide a total of 91 x Class C3 units (17 x studios, 25 x 1-bed, 21 x 2-bed, 25 x 3-bed & 3 x 4-bed), a community centre and estate office, estate wide play space and landscaping. Alterations to vehicular, service and pedestrian access from North Road, York Way and Market Road, pedestrian footpaths and ramps, car and cycle parking and other associated works including landscaping; amenity space; and refuse storage.

Drawing Nos: Letter dated 12 April 2021

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

#### **1 Reasons for no objection:**

The application site is located in close proximity to the London Borough of

Camden, on the opposite side of York Way. The Camden Square Conservation Area sits to the west of the site, bounded by York Way, Camden Park Road, and Cliff Road. The area between the Camden Park Road / York Way junction and the Cliff Road / York Way junction is excluded from the Conservation Area, and would partly block views of the proposed development from within the Conservation Area. It is noted that the bulk of the new development would be located opposite this non-designated land, and given the fact that the site is already characterised by large residential blocks, the development is not considered to harm the character or appearance of the Conservation Area.

In respect of impact on the amenity of residents within Camden and Camden's transport network, given the siting of the development in relation to Camden it is considered it would not unduly impact on the amenity of residents. It is recommended that a Construction Management Plan is secured if permission is granted to ensure the construction of the development does not harm residential amenity or the local transport network.

Camden would encourage a development of a high quality design and a development of the highest sustainability standards which would have minimal impact on the transport network.

It is advised that London Borough of Camden raises no objections and the application should be assessed under LB of Islington Council planning policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer