

Patrick Marfleet
London Borough of Camden
2nd Floor
5 Pancras Square
C/O Town Hall
Judd Street
WC1H 9JE

Date: 6 May 2022

Our ref: 63804/01/MLW/HG/20972567v3

Your ref: PP-11221499

Dear Mr Marfleet

Camden Highline (Phase 1): Planning Application to repurpose a disused, underutilised section of railway viaduct and appropriate as high-quality public realm and a new elevated community park.

On behalf of our client, Camden Highline, please find enclosed a planning application seeking permission to the following:

“Works relating to the “Camden Highline” ‘Phase 1’, a high level garden on existing viaduct, including access at Camden Gardens and Royal College Street, Commercial kiosks (within existing arches) (Class E), seating area, pedestrian walkway, event spaces, woodland balcony and ancillary waste and storage facilities”

The application, submitted via the Planning Portal (Ref. PP-11221499) comprises the following:

- 1 Application form and completed notices;
- 2 Application Drawings, prepared by James Corner Field Operations (‘JCFO’) and vPPR;
- 3 Planning Statement, prepared by Lichfields;
- 4 Masterplan prepared by JCFO (submitted for illustrative purposes only);
- 5 Design and Access Statement prepared by JCFO;
- 6 Heritage Statement prepared by Authentic Futures;
- 7 Community Involvement Plan prepared by JCFO;
- 8 Events Operations and Management Plan prepared by JCFO;
- 9 Construction Management Plan, prepared by Avondale;
- 10 Noise and Residential Amenity Statement prepared by JCFO;
- 11 Biodiversity Statement (including Habitat Survey) prepared by London Wildlife Trust

- 12 Energy and Sustainability Statement (including SUDS) prepared by Atelier Ten;
- 13 Transport Statement Prepared by AKT II;
- 14 Waste and Servicing Statement prepared by JCFO;
- 15 Accessibility Report prepared by Mik Scarlet Access;
- 16 Tier 1 Preliminary Risk Assessment & Tier 2 GQRA prepared by Tony Gee;
- 17 Business Plan prepared by Fourth Street; and
- 18 Drainage Strategy Report prepared by ATK II.

A full application drawing schedule has been provided at Annex 1. Letters of support have been received from the various stakeholders with interest in the application site including Network Rail, London Borough of Camden Green Spaces and The Arch Company. These letters have been provided at Annex 2.

A payment to cover the Council's planning application fee of £1,386 has been made via the Planning Portal. This application fee has been determined on the basis of new gross external floorspace generated (151 sq.m) at a charge of £462 per 75 sq.m under the erection of buildings (not dwellinghouses, agricultural, glasshouses, plant nor machinery) fee category in accordance with the Town and Country Planning (Fees for applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

The enclosed application drawings provide two design options for the steel gantry structure which forms part of the access onto the elevated section of the Highline. Feedback on both options is welcomed by officers during determination and we'll seek to finalise the design subject to initial feedback.

We look forward to receiving confirmation of receipt and validation of the application. If you have any questions regarding the submitted documents, please do not hesitate to contact me or my colleague Michael Lowndes.

Yours sincerely



Sophie Bisby
Planner

Annex 1: Drawing Schedule

Drawing No.	Drawing Title	Scale/Size
Landscape		
G-P1-000	Cover Page	1:2000 @ A3 1:1000 @ A1
G-P1-001	Drawing List	NTS
G-P1-010	General Notes	NTS
G-P1-100	Existing Site Aerial	1:1000 @ A3 1:500 @ A1
T-P1-100	Camden Gardens Survey	As noted @ A3 As noted @ A1 1:200 @ A0
T-P1-101	High Line Survey	As noted @ A3 As noted @ A1 1:200 @ A0
T-P1-110	Crossroads Survey	As noted @ A3 As noted @ A1 1:200 @ A0
T-P1-140	Existing Conditions – Highline 1	1:500 @ A3 1:250 @ A1
T-P1-141	Existing Conditions – Highline 2	1:500 @ A3 1:250 @ A1
L-P1-100	Site Location Plan	1:1000 @ A3 1:500 @ A1
L-P1-200	Site Plan – Camden Gardens	1:500 @ A3 1:250 @ A1
L-P1-201	Site Plan – Highline 1	1:500 @ A3 1:250 @ A1
L-P1-202	Site Plan – Highline 2	1:500 @ A3 1:250 @ A1
L-P1-210	Setout Plan – Camden Gardens	1:500 @ A3 1:250 @ A1
L-P1-211	Setout Plan – Highline 1	1:500 @ A3 1:250 @ A1
L-P1-212	Setout Plan – Highline 2	1:500 @ A3 1:250 @ A1
L-P1-230	Materials Plan – Camden Gardens	1:500 @ A3 1:250 @ A1
L-P1-231	Materials Plan – Highline 1	1:500 @ A3 1:250 @ A1
L-P1-232	Materials Plan – Highline 2	1:500 @ A3 1:250 @ A1
L-P1-241	Furniture Plan – Highline 1	1:500 @ A3 1:250 @ A1
L-P1-242	Furniture Plan – Highline 2	1:500 @ A3 1:250 @ A1

Drawing No.	Drawing Title	Scale/Size
L-P1-300	Sections	1:40 @ A3 1:20 @ A1
L-P1-305	Illustrative Sections	NTS @ A3 As noted @ A1
L-P1-500	Paving Details	NTS @ A3 As noted @ A1
L-P1-510	Screen Types 1A, 1B, 1C Details	NTS @ A3 As noted @ A1
L-P1-515	Screen Type 1D Details	NTS @ A3 As noted @ A1
L-P1-520	Screen Types 2A, 2B, 2C Details	NTS @ A3 As noted @ A1
L-P1-530	Railway Asset Trough Details	NTS @ A3 As noted @ A1
L-P1-540	Wall Details	NTS @ A3 As noted @ A1
L-P1-550	At Grade Paving Details	NTS @ A3 As noted @ A1
L-P1-650	Habitat Details	NTS @ A3 As noted @ A1
L-P1-700	Furnishing Details	NTS @ A3 As noted @ A1
L-P1-710	Furnishing Details – Viewing Deck	NTS @ A3 As noted @ A1
L-P1-720	Furnishing Details – Grandstand	NTS @ A3 As noted @ A1
Architecture		
X-P1-200	Existing ST Level Plan – Camden Gardens	1:200 @ A3 1:100 @ A1
X-P1-202	Existing HL Level Plan – Camden Gardens	1:200 @ A3 1:100 @ A1
X-P1-210	Existing Street Level Plan – 223 RC ST	1:200 @ A3 1:100 @ A1
X-P1-211	Existing Mezz Level Plan – 223 RC ST	1:200 @ A3 1:100 @ A1
X-P1-212	Existing Highline Level Plan – 223 RC ST	1:200 @ A3 1:100 @ A1
X-P1-300	Existing Section – Camden Gardens	1:100 @ A3 1:50 @ A1
X-P1-301	Existing Section – Camden Gardens	1:200 @ A3 1:100 @ A1
X-P1-302	Existing Section – Camden Gardens	1:100 @ A3 1:50 @ A1
X-P1-303	Proposed Section – Camden Gardens	1:100 @ A3 1:50 @ A1
X-P1-310	Existing Section – 223 RC ST	1:100 @ A3 1:50 @ A1

Drawing No.	Drawing Title	Scale/Size
X-P1-311	Existing Section – 223 RC ST	1:100 @ A3 1:50 @ A1
X-P1-312	Existing Section – 223 RC ST	1:100 @ A3 1:50 @ A1
X-P1-350	Existing North Elevation – Camden Gardens	1:200 @ A3 1:100 @ A1
X-P1-351	Existing South Elevation – Camden Gardens	1:200 @ A3 1:100 @ A1
X-P1-360	Existing NE Elevation – 223 RC ST	1:100 @ A3 1:50 @ A1
A-P1-200	Street Level Plan – Camden Gardens	1:200 @ A3 1:100 @ A1
A-P1-201	Landing Level Plan – Camden Gardens	1:200 @ A3 1:100 @ A1
A-P1-202	Highline Level Plan – Camden Gardens	1:200 @ A3 1:100 @ A1
A-P1-210	Street Level Plan – 223 RC ST	1:200 @ A3 1:100 @ A1
A-P1-212	Highline Level Plan – 223 RC ST	1:200 @ A3 1:100 @ A1
A-P1-300	Proposed Section – Camden Gardens	1:100 @ A3 1:50 @ A1
A-P1-301	Proposed Section – Camden Gardens	1:200 @ A3 1:100 @ A1
A-P1-302	Proposed Section – Camden Gardens	1:100 @ A3 1:50 @ A1
A-P1-303	Proposed Section – Camden Gardens	1:100 @ A3 1:50 @ A1
A-P1-310	Proposed Section – 223 RC ST	1:100 @ A3 1:50 @ A1
A-P1-311	Proposed Section – 223 RC ST	1:100 @ A3 1:50 @ A1
A-P1-312	Proposed Section – 223 RC ST	1:100 @ A3 1:50 @ A1
A-P1-350	Proposed N. Elevation – C Gardens	1:200 @ A3 1:100 @ A1
A-P1-351	Proposed S. Elevation – C Gardens	1:200 @ A3 1:100 @ A1
A-P1-360	Proposed NE Elevation – 223 RC ST	1:100 @ A3 1:50 @ A1
Structural		
S-P1-000	Key Plan	NTS
S-P1-001	Sheet 1/3 – Gantry Options	1:100 @ A3
S-P1-001	Sheet 2/3 – Gantry Options	1:100 @ A3
S-P1-001	Sheet 3/3 – Gantry Options	1:100 @ A3
S-P1-002	Kiosk Structure Options	1:100 @ A3

Drawing No.	Drawing Title	Scale/Size
S-P1-003	Sheet 1/2 - Stair Options	1:100 @ A3
S-P1-003	Sheet 2/2 - Stair Options	1:100 @ A3
S-P1-004	Comments on Rack Lift	1:100 @ A3
S-P1-005	Sheet 1/2 – Separation Screen Details	1:100 @ A3
S-P1-005	Sheet 2/2 – Separation Screen Details	1:100 @ A3
S-P1-006	New RC Wall	1:100 @ A3
Signage		
SG-P1-100	Signage Location Plan and Details	NTS @ A3



Annex 2: Letters of support

MAYOR OF LONDON

Simon Pitkeathley

By email

Our ref:

Date: 09 March 2022

Dear Simon

Thank you for your email about the Camden Highline.

The Mayor is committed to make London the world's most walkable city. Providing attractive and accessible walking routes is key to achieving the Mayor's aim for 80 per cent of all trips in London to be made on foot, by cycle or using public transport by 2041. It is also an effective way for us to improve health and wellbeing and achieve our goal for all Londoners to do at least 20 minutes of active travel every day.

As you're aware the Mayor is very supportive of the Camden Highline, which is why he included a commitment in his manifesto to back this exciting new scheme. London's Walking and Cycling Commissioner, Will Norman, is also aware and very supportive of the project.

I'd be pleased to accept your offer of an update via Teams. Jamie Milne from my office will be in touch to arrange a suitable time.

Yours sincerely,



Seb Dance

Deputy Mayor for Transport



Date: 25th February 2022
Our reference: GS/Highline
Email: Oliver.Jones@camden.gov.uk

Green Spaces
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 6275
camden.gov.uk

To who it may concern,

I am writing to confirm the involvement of Camden Council's Green Spaces team in the development of the Camden Highline.

I support this proposal and how it offers an exciting opportunity to provide additional green and open space using otherwise redundant infrastructure. Camden is the 6th most densely populated borough in the country and the provision of additional green and open space would provide important health and wellbeing benefits to local communities, businesses and visitors. and complement the existing green infrastructure network of the borough

We have begun to work with the Camden Highline to explore the impacts of the proposal on existing green spaces which we either own or manage and look forward to mitigating these impacts, resolving operational issues and constraints and helping to maximise the positive benefits of the Camden Highline on these spaces.

Kind regards,

A handwritten signature in black ink, appearing to read "Oliver Jones".

Oliver Jones
Head of Green Spaces



Network Rail – Eastern Region
George Stephenson House
York
YO1 6JT
07515 620062
Stephen.Hind@networkrail.co.uk

Simon Pitkeathley
Chief Executive Officer
Camden Town Unlimited
Collective Auction Rooms
5-7 Buck street
NW1 8NJ

February 4, 2022

Dear Simon,

Subject - Camden High Line

I am writing to confirm Network Rail's support for the Camden Highline proposal.

We have been working with Camden Town Unlimited to facilitate their ambitious plans to create a highline on the discussed section of the railway viaduct running between Camden Town and York Way, Kings Cross. The project has been consulted internally within our property and asset management teams and gained business and technical clearance in 2018, which is currently being renewed. The Heads of Terms for the lease of Network Rail's land is being reviewed by legal teams following negotiation between both parties.

As the final design for the highline is being progressed by the client, our asset protection team will continue to review the proposals with the project team. The construction methods used on the Camden Highline will allow the viaduct to be returned to operational use should it be required in the future.

We believe that by working closely with the local community and Business Improvement District it will deliver environmental, economic and community benefits. It's an exciting proposition for Camden's local community and London as a whole.

If you require any further information, please contact me.

Your sincerely,

A handwritten signature in black ink that reads "S. R. Hind". The signature is written in a cursive, slightly slanted style.

Stephen Hind



Simon Pitkeathley & William Ginestier
Camden Highline,
Collective Auction Rooms,
5-7 Buck Street,
NW1 8NJ

London Overground
Operations

1st Floor, Overground House
125 Finchley Road
London, NW3 6HY

Phone 020 3054 9341

11th February 2022

Camden Highline

This letter to the Camden High Line project is to acknowledge and offer Transport for London's broad support of the scheme to bring this tourist attraction to North London. This is conditional to the detail of eventual planning applications to ensure that the project would not adversely affect London Overground services or service development opportunities in the area concerned. On the basis of previous and ongoing discussions with the Highline project TfL has no reason to believe that there are any issues of concern. Unfortunately, we are currently unable to offer any funding support.

TfL wishes the Highline project every success with its endeavours.

Yours Sincerely,

Gary Mewis
Head of Operations

For and on behalf of Transport for London

London Overground, a division of
Rail for London Limited
whose registered office is
Windsor House, 42-50 Victoria Street
London SW1H 0TL

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Company number 05965930

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authority is Transport for London.



12/01/2022

Dear Sirs

Subject: Camden Highline

We are writing to confirm that Arch Company have recently been entering into discussions with Camden Town Unlimited in respect of the Camden Highline Proposals.

We believe the scheme is an exciting proposition for Camden and its local communities and will deliver accessible green space to thousands of residents as well as have economic benefits.

The Arch Company are currently assessing with Camden Town Unlimited the options and viability for interaction with Arch Company properties which may impact the Highline entrance points and pedestrian flows.

These discussions are in their infancy, but we hope to support the scheme where viable to do so.

Yours faithfully

The Arch Company