

Application ref: 2020/5529/P  
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Date: 14 July 2022

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Gerald Eve LLP  
72 Welbeck Street  
London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted Subject to a Section 106 Legal Agreement**

Address:

**101 Camley Street  
London  
N1C 4PF**

Proposal:

Partial discharge of condition 5 (landscaping), for the triangular shaped area of land close to the canal only, 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\_CG\_A\_)100; 101; 110; 200; 210; 220; 221; 230; 231; 232; 300; 310; 320; 330; 370; 375; 400; 401; 420; 510, Camley Street External Landscaping Area pack dated 11/01/2021, Landscape Design Report Revision C dated November 2020; Landscape Management Plan dated 18/11/2020 and ASK 088; 092 and 093.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting approval.

This application provides landscaping details for the triangular shaped area of land close to the canal side. It would form public open space. The landscaping details were partially discharged under 2019/1221/P dated 06/08/2020, leaving the area subject to this application in abeyance for future discharge. The trigger of the landscaping condition was varied by 2020/5530/P dated 17/12/2020 to allow within six months of occupation (rather than prior occupation).

The details provide an interim and potential final solution (both a preferred and alternative) to the canal side landscaping. Discussions remain ongoing with the Canal & River Trust and the Council with regard to adjacent land and the landscaping design proposed has the flexibility to tie in with this in the future. The landscaping of the wider area would be preferred, and best endeavours to bring that forward would be secured via a section 106 legal agreement, which this application is subject to.

The proposal approved here provides good biodiversity value and a good level of visual amenity suitable to the character of the space and the location. Greenery would surround the space in the form of woodland style planting with play space in the middle on a wet pour play surface. Play equipment would include ladybird/bee springers, eight timber climbing posts with four balancing ropes, one set of timber balancing blocks and a see-saw. Seating would be provided within the park area as well as a cycle stand and lighting columns. The lighting would constitute downward illumination to minimise light spill and to reduce any impact on nocturnal wildlife. Logs have been included within the design to promote local biodiversity. The woodland-style planting mix includes shade loving species comprising a mix of ferns, grasses and glossy ground cover for year-round interest. Good pollinating species have been incorporated to provide foraging opportunities for a wide variety of pollinating insects to promote local biodiversity. A landscape management plan forms part of this submission. The works implemented initially would include temporary fencing (i.e. an interim scheme) to the boundary, to not prejudice the wider preferred scheme coming forward. The associated section 106 includes a Preferred Public Realm Scheme (i.e. an enhanced scheme) - which includes a landscaping proposals for the property and adjacent land in the ownership of the Council and Canal & River Trust - and a fall-back position (essentially the interim scheme in a permanent fashion) if the preferred scheme cannot come forward.

As mentioned above, discussions remain ongoing with the Canal & River Trust regarding undertaking a further phase of landscaping works on its land to extend the planting and improve the openness between this space and the canal. Indicative designs of what this would look like are included within the accompanying design pack and the proposed design has been developed so that it would allow for this to be easily extended. Should agreement be reached between all parties the extended landscaping and improvements to the bankside for the canal boats would form part of a separate, full planning application.

The Canal and River Trust confirmed they have no concerns with the proposals. No other third party comments were received.

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 condition 15 (sound insulation) 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 2021.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer