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Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO: Jonathan McClue

13th September 2022

Dear Jonathan,

**Planning Application for hard and soft landscaping
Land adjacent to 101 Camley Street, London. NW1 0NF**

On behalf of the Applicant, Camley Street S.a.r.l, please find enclosed a full planning application for proposed landscaping works on land adjacent to the Regent's Canal, to the north of 101 Camley Street. This proposal is known as the Phase 2 landscaping scheme, and forms part of the wider works relating to the redevelopment of 101 Camley Street.

Background

Planning permission for the site at 101 Camley Street was originally granted on 18th March 2015 for the demolition of the existing building and redevelopment of the site for a mixed use building ranging from 6-13 storeys and providing 2,220 sqm employment floorspace, 121 residential flats, a pedestrian footbridge and associated landscaping and public realm works (2014/4385/P as subsequently amended). The landscaping works associated with this permission were secured under Condition 5.

The landscaping works within the triangular area of land (adjacent to the building) known as the Phase 1 landscaping scheme were approved with the partial discharge of Condition 5 on 14th July 2022 (ref: 2020/5529/P). This decision was subject to the Fourth Deed of Variation to the original Legal Agreement, which secured the submission of a Public Realm Plan for the adjacent land to the north, which abuts the Regent's Canal and is owned by the Canal and River Trust. This additional landscaping is known as the Phase 2 landscaping scheme and is the subject of this planning application.

It is noted that as required under the Fourth Deed of Variation, the Public Realm Plan for the Phase 2 landscaping scheme was submitted to London Borough of Camden on 12th August 2022. We await a response from the s106 team on this submission.



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Proposals

Full details of the proposed landscaping works are set out in the enclosed Design and Access Statement prepared by Hutchinson & Partners. In summary the proposals seek to visually open up this part of the Regent's Canal while respecting the existing Canal mooring residents. The proposals include a dedicated secure entrance for the boaters from Granary Street and facilities such as washing machines, storage and WCs within timber-clad boater's sheds. These sheds will incorporate a green roof to increase biodiversity and minimise visual impact.

The proposed surfacing materials and street furniture have been selected to align with the Phase 1 landscaping scheme, with granite paving and timber benches. The existing trees will be retained where possible, and those of poor quality will be removed and replaced with healthy specimens. The proposed planting mix incorporates native species and evergreen plants to ensure coverage throughout the year.

The proposals have been carefully designed to ensure continuity with the consented Phase 1 landscaping scheme, which is currently being implemented. It is the Applicant's intention to progress the proposed Phase 2 landscaping scheme as soon as possible and deliver this alongside the Phase 1 scheme to minimise disruption to surrounding occupiers and users of the Regent's Canal.

Consultation

The Phase 2 landscaping scheme has been the subject of detailed discussion with LB Camden Planning Officers (Jonathan McClue and Jennifer Walsh), LB Camden Legal Team (Louise McLaughlan) and key stakeholders including the Canal and River Trust and Canal mooring residents. Neighbouring landowners have also been consulted, including Argent, who are bringing forward the St Pancras Development Site and Reef, the owner of the Ugly Brown Building site.

The Phase 2 landscaping scheme has sought to respond and address the comments and queries received from all stakeholders and comprises the best solution for the site. In particular, it responds to the requirements of the mooring residents who live along this part of the Regent's Canal and who will experience and benefit from the landscaping proposals on a daily basis, and the CRT who own the site.

All parties consulted have confirmed that they are supportive of the proposed landscaping scheme.

The CRT have issued a letter (attached at Appendix 1) which sets out their support for the proposals and confirms that the proposed landscaping is in keeping with the landscape character of the site.

Planning Policy Assessment

The current Development Plan for LB Camden comprises the London Plan (2021), Camden Local Plan (2017), Site Allocations Plan (2013), and adopted Area Action Plans and Neighbourhood Plans. The Camley Street Neighbourhood Development Plan (2021) is relevant to this application site.

At a borough level, Policy A2 (Open Space) seeks to protect existing all public and private open spaces and Policy A3 (Biodiversity) aims to protect and enhance sites of nature conservation and biodiversity.

At a neighbourhood level, the Camley Street Neighbourhood Development Plan Core Objective 5 states that development should increase the range and quality of an accessibility to green spaces in the Neighbourhood Area. Existing amenity and green spaces should be protected and enhanced, as should the current green infrastructure network. Policy CS GI1 (Protection and Enhancement of Existing Open Spaces) states that existing areas of townscape, amenity and ecological value should be enhanced where possible. Policy CS GI2 (New Open Space Provision) part d) requires the greening of the stretch of the Regent's Canal towpath within the Plan Area and Policy



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CS GI3 (Promoting Biodiversity) seeks to secure biodiversity net gains through incorporating biodiversity enhancements such as green and brown roofs.

It is considered that the proposed landscaping scheme fully complies with the Camden Development Plan, notably local policies requiring the enhancement of the existing open space and greening of the Regent's Canal towpath (Policies CS GI1 and 2). While it is not possible to provide public access to the application site, the visual amenity of the site has been significantly enhanced and the improvements to the surfacing materials, street furniture and planting will substantially improve the towpath, increasing its contribution towards the wider public realm on Camley Street and the surrounding area. The carefully considered planting, which incorporates native species, and the green roof of the boaters' sheds will increase the biodiversity of the application site, in accordance with Policies A3 and CS GI3.

It is therefore considered that the proposals are fully in accordance with both the Camden Local Plan and the Camley Street Neighbourhood Plan Development Plan. Accordingly planning permission for the Phase 2 landscaping scheme should be approved without delay.

If you have any queries or wish to discuss this application in more detail, please don't hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads 'M. Mantell'.

Mel Mantell

Associate

mmantell@hghconsulting.com

Brian Arscott
Alpha Projects Group
East Side
King's Cross
London
N1C 4AX

CRTR-PLAN-2022-36808
1st September 2022

Dear Mr Arscott,

Proposal: Upgrading the existing Moorings and Boaters entrance to incorporate new mooring posts, boater sheds and toilet. To include hard and soft landscaping improvements and re-alignment of fence lines. Visually opening up the canal edge from adjacent public realm, to improve amenity of the area.

Location: Camley Street Moorings, London

Waterway: Regent's Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response, as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended), is the following general advice:

Mooring site improvements

The proposal will provide improved facilities for the mooring site here, and we acknowledge that you have engaged proactively with the Trust, the boaters and the council regarding the scheme. LB Camden will consult the Trust as a statutory consultee on your future full planning application, so I have included some detail, below, of comments and planning conditions we are likely to request.

Landscaping and ecology

The proposed planting appears to be appropriate and in keeping with the landscape character of the site, so we have no concerns regarding the proposed landscaping.

Lighting

It would be helpful to see a proposed lux plan, to demonstrate that there will be no light spill over the waterspace, in accordance with the advice of the Bat Conservation Trust.

Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN
T 0303 040 4040 E canalrivertrust.org.uk/contact-us W canalrivertrust.org.uk

Waterway wall

I understand from Patrick McElroy, our Third Party Works Engineer, that you are currently discussing waterway wall repairs, following a survey. He advises that some tie rods in the excavation behind the wall have been damaged, which will need to be repaired. The proposed vegetation removal will also affect the structural integrity of the canal wall itself. It would be helpful if the waterway wall survey could be included in the planning application, and we will likely also request a planning condition be attached to the final planning decision notice, requesting details of the repairs.

I am aware from Patrick that your contractors are already signed up to the Trust's "Code of Practice for Works affecting the Canal & River Trust", but will request an informative regarding this be attached to the decision notice, as standard.

The Trust as Landowner

As the proposed development affects Trust property, you are aware that the Trust's prior agreement is required. Please continue to discuss this with Richard Beardsley (richard.beardsley@canalrivertrust.org.uk).

Please do not hesitate to contact me with any further queries you may have.

Yours sincerely,

Claire McLean MRTPI
Area Planner London

Claire.McLean@canalrivertrust.org.uk

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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