

Application ref: 2022/4181/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 22 December 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

hgh Consulting Ltd  
45 Welbeck Street  
London  
W1G 8DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Land adjacent to 101 Camley Street  
Granary Street and Regent's Canal  
London NW1**

Proposal: Hard and soft landscaping works including boundary treatment, furniture, planting, associated works, 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. Works in connection with redevelopment of the site.

Drawing Nos: Site Location 01 AP 0000 001, 01 AP 0010 101, 01 AP 0030 113, 5657\_CG\_B\_100, 5657\_CG\_B\_101, 5657\_CG\_B\_230, 5657\_CG\_B\_231, 5657\_CG\_B\_310, 5657\_CG\_B\_365, 5657\_CG\_B\_400, 01 AP 0030 013 P01, 01 AP 0030 113 P01, 01 AP 9020 001 P01, 01 AP 9020 002 P01, 01 AP 9020 003 P01, Landscape Design and Access Statement 18014 REP 041 Rev 01, Tree Survey (prepared by Connick Tree Consultancy), Tree Constraints Plan (prepared by Connick Tree Care), Public Realm Plan

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location 01 AP 0000 001, 01 AP 0010 101, 01 AP 0030 113, 5657\_CG\_B\_100, 5657\_CG\_B\_101, 5657\_CG\_B\_230, 5657\_CG\_B\_231, 5657\_CG\_B\_310, 5657\_CG\_B\_365, 5657\_CG\_B\_400, 01 AP 0030 013 P01, 01 AP 0030 113 P01, 01 AP 9020 001 P01, 01 AP 9020 002 P01, 01 AP 9020 003 P01, Landscape Design and Access Statement 18014 REP 041 Rev 01, Tree Survey (prepared by Connick Tree Consultancy), Tree Constraints Plan (prepared by Connick Tree Care), Public Realm Plan

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies 5 and 6 of the Camley Street Neighbourhood Plan 2019.

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policy 5 of the Camley Street Neighbourhood Plan 2019.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the installation of hard and soft landscaping, the erection of a new fence and boaters' sheds and entrance, new planting and street furniture. The proposals relate to phase 2 of the public realm strategy, including

public open space on 101 Camley Street and for the land between 101 Camley Street and The Regent's Canal. Phase 1 has been approved under ref. 2020/5529/P dated 14/7/2022. It is noted that the main area of open space (which is mostly within Phase 1 of the landscaping scheme) is public open space and play space and is secured as part of the main permission relating to 101 Camley Street and the associated section 106 legal agreement. The main open space area must remain in public use and the gates into open throughout the day.

The fence would be constructed of steel railings which would allow views from Camley Street onto the canal and the use of traditional materials is considered acceptable in the Conservation Area. The boaters' sheds would be timber clad with green roofs. They would be subordinate to the landscaping area and the materiality is considered to be appropriate in this location. The new boaters' entrance portal would read as subordinate to the landscaping area and would be finished in black metal cladding with downlighters and a green roof and the steel gate would be sympathetic to the proposed fence.

The proposed landscaping would consist of resin bound gravel paths, planting and timber benches which are considered acceptable with regards to design and materiality and would be sympathetic to the Regent's Canal Conservation Area.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Regent's Canal Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals, by virtue of their siting, scale and nature, are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The trees to be removed include willows which are deemed to be of a low quality and their removal is considered acceptable. The proposed planting, including the new trees, would be a woodland mix and suitable to shaded areas and would enhance the biodiversity of the area. Details of the proposed green roofs have been submitted and are considered acceptable. The proposals are not considered to adversely impact upon the tree roots of the retained trees.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies 5 and 6 of the Camley Street Neighbourhood Plan 2019. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS

(tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer