

Application ref: 2022/4595/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@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
www.camden.gov.uk/planning

London Borough of Islington
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:

**The Sutton Estate
Barnsbury
London
N1**

Proposal:

Hybrid planning application seeking detailed permission for Phase 1a, 1b and 3a and outline planning permission for all future phases 1c, 2a, 2b and 3b comprising:
In full, demolition of existing buildings and undertaking of groundworks and the erection of 427 residential units (Use Class C3) within seven buildings of 3, 7, 9, 11, 12 and 13 storeys comprising 148 x 1 bed, 203 x 2 bed, 58 x 3 bed, 13 x 4 bed and 5 x 5 bed over 50672sq.m floorspace in phases 1a, 1b and 3a; hard and soft landscaping works including public open space and new public realm, access and highway formation and alterations, car and cycle provision with associated ancillary works. Outline planning permission (all matters reserved) for the demolition of all remaining buildings, undertaking of ground works and the construction of a phased redevelopment of new buildings of up to 9 storeys and incorporating up to 76100sq.m to include up to 523 residential units (Use Class C3), up to 1500sq.m of replacement retail and town centre floorspace (Use Class E), and 1275sq.m of replacement community use floorspace including community centre and nursery (Use Class F2), within phases 1c, 2a, 2b and 3b, hard and soft landscaping, new public open space, access and highway formation and alterations, new pedestrian means of access, car and cycle parking provision and ancillary works.

Drawing Nos:

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

Conditions and Reasons:

Informative(s):

- 1 A major 3-13 storey mixed use development is proposed on the site in LB Islington (the Barnsbury Estate), which is approximately 390 metres from LB Camden.

The nearest LB Camden Conservation Areas are the Regent's Canal Conservation Area and the King's Cross St Pancras Conservation Area. The nearest listed building within LB Camden is the grade II listed Granary Building, on the north side of Granary Square.

The (Built) Heritage, Townscape and Visual Impact Assessment illustrates that the proposed development would be visible from within LB Camden; however, it is not considered that it would cause undue harm to the townscape and heritage assets in Camden.

Given the separation distance, it is not considered that there would be noticeable effects on the amenity or living conditions of any LB Camden residents or occupiers.

Similarly, it is not considered that there would be any adverse effects on the biodiversity, transport or air quality conditions in Camden.

No objection is raised to the proposals as far as they relate to LB Camden.

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