

Agenda Item no	Reference no	Location	Proposal / Title
5.2	PA/16/02295	(Locksley Estate Site D) Land at Salmon Lane and adjacent to 1-12 Parnham Street, London	Residential development comprising 20 one, two, three and four bedroom flats available for affordable rent. The height of the building ranges from six storeys to nine storeys.

### 1.0 Additional/Further consultation responses

- 1.1 Since the publication of the committee report, the Council has received further comments from the Councils Biodiversity officer and the Canal and River Trust. These are summarised below.

#### Biodiversity

- 1.2 The Councils Biodiversity officer has suggested further off-site mitigation adjacent to Ashpark House for the loss of existing habitat. Biodiversity enhancements proposed would consist of a new native hedge and wildflower meadow, both of which would contribute to Local Biodiversity Action Plan targets.

- 25 metres of new mixed native hedge along the north-western edge of the green. This would replace about half of the hedge lost along the Salmon Lane edge of Site D. This would involve planting a double line of native shrubs.
- 125 square metres of meadow in the northern part of the green, which is not shaded by trees. This would involve removing the existing turf and topsoil, adding a low-nutrient substrate such as crushed chalk or sand, mixed with subsoil, and sowing with an appropriate wildflower seed mix.

- 1.3 The off-site mitigation is proposed approximately 90m east of the application site as shown in the following image.



- 1.4 Officers are supportive of these additional mitigation measures and propose they are secured via the imposition of a condition requiring their implementation.

Canal and River Trust (CaRT)

- 1.5 The Council has received a consultation response advising CaRT object to the application for the following two reasons.

- a) Impact on the character and appearance of the Regent's Canal conservation Area
- b) Impact on the character and appearance of the Blue Ribbon Network, and its users.

- 1.6 In summary, CaRT are supportive of the principle of the development but consider the proposal in particular by virtue of it's height and lack of setback from the Canal Towpath to have substantial harm to the Regent's Canal Conservation Area.

- 1.7 The impact of the application on the conservation area has been considered within the main report and officers in line with the advice from colleagues from the Councils Conservation team, consider the impact to be acceptable, with the quality of design and detailing to preserve and enhance the Regent's Canal Conservation Area.

- 1.8 In relation to the lack of setback from the towpath, officers have taken a different view to CaRT and consider the existing Tow path wall (approx. 4m high) helps channel immediate views at a human scale along the Canal rather than drawing attention away from the canal.

- 1.9 From views north looking south, the proposed tall building is considered to site comfortably alongside similar tall buildings within the immediate context.

- 1.10 CaRT have also requested conditions and informatives in the event the Council are minded to grant planning permission. The conditions relate to:

- Plant Room Extraction for Towpath Elevation
- Construction Environmental Management Plan (already covered in the committee report)
- Impact on the structural Integrity of the towpath, due to the proximity of the proposed development;
- Impact on the water quality of the canal.

- 1.11 These conditions are considered relevant and officers are minded to include them within the application,

## 2.0 RECOMMENDATION

- 2.1 Officers' original recommendation to GRANT planning permission remains unchanged, subject to the following additional conditions:

1. Condition requiring further biodiversity measures off-site
2. Details of Plant Room Extraction for the Towpath
3. Method Statement for the development (protecting the Towpath wall
4. Full details of surface water drainage