



**Canal &  
River Trust**

Making life better by water

Camden Borough Council  
Regeneration and Planning Development  
Management  
London Borough of Camden  
London  
WC1H 9JE

Your Ref 2023/5014/P

Our Ref CRTR-PLAN-2023-40561

4th January 2024

Dear Jennifer Walsh,

**Proposal: Variation of condition 2 (approved drawings) of planning permission ref 2021/2671/P dated 07/11/2022 (Demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavillion (Plot C4) for Class E and Drinking Establishment (Sui Generis), alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2), namely to include increased building heights and/or plant enclosures, including lab extract flues to buildings B, C1, C2, C3 required for Life Science use; Revisions to residential unit mix and numbers to incorporate a second escape stair to building C2; Amendments to the affordable work space at basement and ground floor level including a new mezzanine level; alterations to the landscaping to accommodate the canal bridge landing; updates to the C4 roof and lift overrun and associated minor design amendments to the building facades.**

**Location: 2-6 St Pancras Way, 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:

We note the amendments address the footing of the proposed new footbridge (reference 2021/6222/P) on the site. We also note the additional height proposed. We consider that this additional impact on the setting and amenity of the Regent's Canal is sufficiently modest to not warrant objection.

Please do not hesitate to contact me with any 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>

### **Canal & River Trust Planning Team**

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW

T: 0151 355 5017 E: [nationalwaterwaysmuseum@canalrivertrust.org.uk](mailto:nationalwaterwaysmuseum@canalrivertrust.org.uk) W: [canalrivertrust.org.uk](http://canalrivertrust.org.uk)