

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

Your Ref 2024/4180/P and
2024/4032/P

Our Ref CRTR-PLAN-2025-43911
and CRTR-PLAN-2025-
43910

10th April 2025

Dear Sam Fitzpatrick,

Your ref: 2024/4180/P

Our ref: CRTR-PLAN-2025-43911

Proposal: Details required by condition 3 (detailed drawings/materials) of planning permission 2021/6222/P dated 28/06/2022 (Creation of pedestrian and cycle bridge over the Grand Union Canal, linking Granary Street and Camley Street spanning from 2-6 St Pancras Way to 103a Camley Street).

Your ref: 2024/4032/P

Our ref: CRTR-PLAN-2025-43910

Proposal: Details required by condition 6 (hard/soft landscaping) of planning permission 2021/6222/P dated 28/06/2022 (Creation of pedestrian and cycle bridge over the Grand Union Canal, linking Granary Street and Camley Street spanning from 2-6 St Pancras Way to 103a Camley Street).

Location: Proposed Bridge over Regent's Canal, 2-6 St Pancras Way to 103a Camley Street, London

Waterway: Regent's Canal

The Canal & River Trust do not seem to have received a consultation relating to the discharge of these conditions on the above planning permission. We would kindly request that we be consulted on any further planning submissions regarding the footbridge.

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.

Condition 3 (materials)

The condition states:

"Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

Canal & River Trust Spatial Planning Team

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The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.”

The proposed finish and appearance of the materials would appear to be in accordance with our original discussions with the applicant, and are therefore acceptable. We are pleased to note that English Bond and lime mortar have been retained in the brickwork specification, on page 6 of the ‘Facing Materials’ document, which will help with integrating the proposal into the Regent’s Canal vernacular.

Condition 6 (hard/soft landscaping)

This condition states:

“No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include 2 details of the finished floor materials for the bridge deck the steps and the ramps, surface treatments (including on the southern abutment wall) together with a means of on-going maintenance. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.”

External levels Plan

The southern abutment of the bridge shows steeper 1:15 ramp sections, which are a little longer than ideal. We would query if it would be possible for the wider, flat, section to be relocated to between these two sections of 1:15, rather than as proposed, after the shorter section.

Furniture Fixtures Plan

There appears to be an issue with this plan, in that the bottom part is cut off, and so does not showing the full extent of the northern landing. If a full plan could be submitted it would be helpful to be able to confirm that we have no concerns with what is proposed.

Landscape Plan

The notes on this plan regarding replacement of the existing trees should specify if these are to be like-for-like replacement, or with an alternative species.

Planting Plan

This should include a planting specification as shown for the trees on the tree plan.

The condition requires landscaping details “...together with a means of on-going maintenance” but this has not been included with this information, and we would request this be submitted and agreed before the condition is discharged, especially for the establishment of the soft landscape scheme.

Other matters

We would add that we are still awaiting further information regarding the discharge of condition application reference 2024/4030/P, regarding condition 5 (waterway walls survey and method statement).

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

Yours sincerely,

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Area Planner London

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

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