

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

Your Ref 2025/0939/P

Our Ref CRTR-PLAN-2025-43947

Thursday 17 April 2025

Dear Christopher Smith,

Proposal: Variation of Conditions 3, 4, 5, 6 (approved drawings and documents) and 73 (number and mix of residential units) of planning permission 2017/3847/P dated 15/6/18 (as amended by permission refs. 2020/0034/P, 2020/3116/P and 2022/3646/P) to secure amendments including: a reduction in the number of homes; a reduction in the percentage of affordable housing; alterations to the mix of homes provided; an increase to the building footprint of Block E1; reductions to the heights of Blocks C, E1, E2 & F; an increase in the height of Block D to accommodate a lift overrun; provision of additional staircases to Blocks C, E1 and F; and relocation of escape stairs for the supermarket. This application is accompanied by an addendum to the original Environmental Statement.

Location: Morrisons Superstore and Petrol Filling Station, Camden Goods Yard, Chalk Farm Road, 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 that the Trust has **no comment** to make on the proposal. The development site is far enough from the Regent's Canal that we consider it will have limited impact on the waterspace or towpath. However, we would expect consideration to be given to the potential impact of the development on views towards and along the Regent's Canal.

We also note that a contribution was secured for the "Oval Road Canal Connection" as part of the original permission. Assuming this relates to the access doorway off Oval Road, that fronts the towpath, the Trust would like to be involved in any proposals for new access here. The Trust own the towpath and land to the rear of it, up to the bridge and face of the adjacent 30 Oval Road, so any access would require our consent and involvement in designing a structure that would not impact on the towpath and other assets.

Canal & River Trust Spatial Planning Team

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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>

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Patron: King Charles III. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW