



Canal &
River Trust

Keeping people, nature & history connected

31 January 2014

Camden Borough Council
Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

Our Ref BWYS-PLAN-2014-14597-1
Your Ref 2013/8265/P

Dear Ms. Litherland,

**The Town & Country Planning Act 1990 (as amended)
Planning & Compulsory Purchase Act 2004**

Application No: 2013/8265/P

Proposal: Change of use from offices to mixed use comprising offices & 9 residential units, including erection of new 4th & 5th floors, provision of central atrium, installation & relocation of plant & alterations to Jamestown Rd & Canal Side facades.

Location: 32 Jamestown Road, London, NW1 7BY

Waterway: Regent's Canal

Thank you for your consultation dated 13 January 2014 in respect of the above.

The British Waterways Board (Transfer of Functions) Order 2012 has substituted references to British Waterways in the Town and Country Planning (Development Management Procedure) (England) Order 2010 to the Canal & River Trust. As such, local planning authorities are now required to consult the Canal & River Trust on applications for planning permission in the same way as British Waterways was previously consulted. In addition, under the British Waterways Board Transfer Scheme 2012 (also made under the Public Bodies Act 2011) all the property of British Waterways in England and Wales has now vested in the Trust.

The Canal & River Trust is a company limited by guarantee and registered as a charity. It is separate from government but still the recipient of a significant amount of government funding.

The Trust has a range of charitable objects including:

- To hold in trust or own and to operate and manage inland waterways for public benefit, use and enjoyment;
- To protect and conserve objects and buildings of heritage interest;
- To further the conservation, protection and improvement of the natural environment of inland waterways; and

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Patron: H.R.H. The Prince of Wales. Canal & River Trust is a company limited by guarantee registered in England & Wales under number 7807276; and a charity registered with the Charity Commission under number 1146792.

- To promote sustainable development in the vicinity of any inland waterways for the benefit of the public.

After due consideration of the application details, the Canal & River Trust has no objection to the principle of the proposed development, but have the following comments to make:

Design

We consider that the proposed design is an improvement to the canalside environment from the existing development, and the additional floors are set back enough that they should have no significantly adverse impact on the canal environment.

Lighting

We would request to see further details of the proposed lighting on the canal side elevation, and are keen to ensure that there is no, or very limited, light spill over the canal.

Heating and Cooling

It may be efficient for the building to make use of the canal water for cooling the building, particularly the office space. Please refer the applicant to the attached leaflet.

Oversailing Balconies

We note that new balconies are proposed to oversail the Regent's Canal. This will require approval from the Canal & River Trust. Should we consider that there is no adverse impact on the canal environment or navigation, then a commercial agreement will be required with our Estates team.

Canalside Improvements

The introduction of additional units, and residential properties, into a canalside location such as this, will place an additional burden on the Trust's management of the waterspace and towpath environment. Residents, occupants of and visitors to the development will likely make use of the canal environment and its towpath, which will put additional pressure on this valuable open space. We also experience increased complaints regarding windblown litter in the water (which there is much of in this area due to its busy nature) from new developments, where occupants have raised expectations of our waterspace management. We would therefore request a contribution towards canal environment improvements from the development, to include access improvements.

We are also interested in improvements to alternative routes for cyclists, who might otherwise use the towpath. The towpath through this area is particularly busy with pedestrians, with a fairly restricted towpath width, and we would like to see roads such as Jamestown Road enhanced to create a more attractive alternative route for cyclists than the towpath.

Freight by Water

It may be beneficial for the applicant to consider waterborne freight for some of the development works. We would suggest an appropriate condition for the applicant to consider the practicalities of this further.

If the Council is minded to grant planning permission, we request to be involved in the S106 agreement for the towpath works, and would ask that the following conditions and informatives be attached to the decision notice:

Conditions

"Prior to the commencement of development a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water must be submitted and approved in writing by the local planning authority in consultation with the Canal & River Trust."

"No development shall take place on site until full details of the proposed landscaping scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The landscaping scheme should include reference to plant species types, surface treatments, fences and walls, any signage and information boards together with the means of on-going maintenance. The approved landscaping scheme shall be implemented by the first planting scheme after the development commences."

"Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The approved lighting and CCTV scheme should be implemented prior to first occupation of the development."

"Prior to the commencement of the development hereby permitted, a feasibility study shall be carried out to assess the potential for moving freight by water during the construction cycle (waste and bulk materials). The use of waterborne transport shall be maximised during the construction of the development unless the above assessment demonstrates that such use of the canal is not physically or economically feasible. Reason: To encourage the use of the canal for transporting waste and bulk materials in accordance with the London Plan."

"If surface water run-off and ground water is proposed to drain into the waterway, details shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Canal & River Trust prior to the commencement of development, and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing. Reason: To determine the potential for pollution of the waterway and likely volume of water. Potential contamination of the waterway and ground water from wind blow, seepage or spillage at the site, and high volumes of water should be avoided to safeguard the waterway environment and integrity of the waterway infrastructure."

Informatives

"Any oversailing of the Canal & River Trust's land or water during the construction must be agreed in writing with the Canal & River Trust before development commences. Please contact Jonathan Young in the Canal & River Trust's Estate Team on 07766 992935 for further information."

*"The applicant/developer should refer to the current Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained, and liaise with the Trust's Third Party Work's Engineer:
<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>."*

"Any surface water discharge proposed to be directed to the canal will require prior consent from the Canal & River Trust. Please contact Nick Pogson from the Canal & River Trust Utilities team (nick.pogson@canalrivertrust.org.uk)."

In addition, in order for the Canal & River Trust to monitor our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

Should you have any queries please feel free to contact me.

Yours sincerely,



Claire McLean
Area Planner - London

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