



Canal &
River Trust

Keeping people, nature & history connected

29 July 2014

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

Our Ref BWYS-PLAN-2014-15711-1
Your Ref 2014/4381/P

Dear Mr Neil McDonald

The Town & Country Planning Act 1990 (as amended)
Planning & Compulsory Purchase Act 2004
Application No: 2014/4381/P

Proposal: Demolition of existing warehouse & redevelopment for mixed use building ranging from 8-12 storeys comprising 1,620sqm employment floorspace (Class B1), 154 residential flats, public ramp access to Regents Canal towpath, landscaping & other public realm works

Location: 102 Camley Street, London, NW1 0PF
Waterway: Regent's Canal

Thank you for your consultation dated 9 July 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;

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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 further the conservation, protection and improvement of the natural environment of inland waterways; and
- 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 the following comments to make:

Cycle ramp and pedestrian stairs

The Trust is supportive of the proposed cycle ramp which provides access to the towpath. There is some concern regarding potential conflict between cyclists and pedestrians due to the close proximity of the ramp and stairs. We would recommend that the plan be amended so that the ramp and steps are moved away from each other to reduce this potential conflict.

Although we recommend the separation of the ramp and stairs, the canal towpath is a space shared by pedestrians and cyclists and we therefore recommend that the ramp and stairs are not formally segregated or signposted as being so. This will encourage cyclists to be aware of their surroundings and that they are entering a shared space. The jagged layout of the cycle ramp should ensure that cyclists are required to slow down to a reasonable speed upon joining the towpath.

Landscaping

The Trust supports the proposed landscaping arrangements. All maintenance of landscaped areas that form part of the development should be undertaken by the applicant/developer and this should be formalised within the maintenance obligations of the site.

The Trust would like to see cycle lock planter boxes incorporated into the landscaping scheme (for an example please see <http://www.frontyardcompany.co.uk/products/plantlock.html>). A condition requiring full details of the final landscaping scheme should be attached to any decision notice and the Trust should be consulted upon any application to discharge the condition.

Lighting

The Trust supports the proposal for lighting beneath the two bridges beneath the two existing bridges that cross the canal. Details of the lighting, including colours and hours of operation, should be secured by way of condition and the Trust should be consulted upon any application to discharge the condition. The Trust would suggest that any lighting beneath the bridges should be set to a timer that switches off no later than midnight and switch on no earlier than 7:00am. The maintenance of all lighting and CCTV should be formalised within the maintenance obligations of the site.

Contribution towards King's Cross Central Canal Fund

The site falls within the indicative area covered by the King's Cross fund (between the Constitution Pub and the Islington Tunnel), and it would be appropriate for the scheme to feed into this to contribute to the general uplift in the area and the expected intensity of use of the waterway environment.

Conditions and Informatives

If the Council is minded to grant planning permission, it is requested that the following conditions and informatives be attached to the decision notice:

Conditions

1	<p><i>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 for a five year period. The approved landscaping scheme shall be implemented by the first planting scheme after the development commences.</i></p> <p><i>Reason: In the interest of preserving open views to and from the canal, the living environment for future residents and the canal setting.</i></p>
2	<p><i>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.</i></p> <p><i>Reason: In the interest of crime prevention, ecology, visual amenity and the canal setting.</i></p>
3	<p><i>Details for the method of discharging any surface water run-off or ground water into the canal 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.</i></p> <p><i>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.</i></p>

Informatives

1	<p><i>The applicant is advised to refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property).</i></p>
2	<p><i>The applicant is advised that surface water discharge 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) for further information.</i></p>

In addition, in order for the Canal & River Trust to effectively 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 contact me at this office

Yours sincerely

Russell Butchers
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