



Canal &
River Trust

Keeping people, nature & history connected

16 October 2014

Boris Johnson
Mayor of London
Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA

Our Ref BWYS-PLAN-2014-15712-1
Your Ref D&P/3419

Dear Mr Johnson

Proposal: New pedestrian and cycle footbridge
Location: 101 Camley Street, London, NW1 0PF
Waterway: Regent's Canal

Thank you for your letter dated 27 August 2014 in respect of the above proposed footbridge.

The Canal & River Trust (the Trust) is generally supportive of new bridge crossings over London's canals to help connect communities and improve access to the waterways as a sustainable transport route for walking and cycling. Indeed, there are a number of examples of us working collaboratively with Transport for London (TfL), developers and the relevant planning authorities to deliver new footbridges to achieve our mutual objectives, e.g. at the nearby King's Cross Central development.

In this case, we have a number of concerns about the new footbridge that we have raised with the developer and the Council, which are set out in our formal consultation response as statutory consultee to Camden Council on 29 July 2014 (copy attached). In it, we express our concerns that:

- The proposed footbridge is not fully justified;
- There is already an existing footbridge (Oblique Bridge) that adjoins 101, 102 and 103 Camley Street with good access to the towpath (that serves the strategic objective of improving recreational use of London's waterways and the spaces adjacent to them);
- There would be an unacceptable impact on the existing 3 no. residential moorings;
- The proposed footbridge would fail to preserve or enhance the Regent's Canal Conservation Area and would obscure the view of Oblique Bridge, which makes a "positive contribution" to the conservation area (see p22 of the Council's Conservation Area Statement); and
- The cumulative effect of a number of bridges in close proximity would lead to 'tunnelling'.

Canal & River Trust The Toll House Little Venice Delamere Terrace London W2 6ND
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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.

Therefore, having weighed up its modest benefits against our significant concerns, it is with regret that we feel unable to support the proposed footbridge.

We are, of course, happy to meet with you, the developer and Camden Council to discuss these concerns in more detail and to examine alternative locations for a bridge in the local area that would meet all parties' requirements.

Should you have any queries please do not hesitate to contact me.

Yours sincerely



Jon Guest
Waterway Manager
E-Mail: Jon.Guest@canalrivertrust.org.uk

Barry Johnson
Mayor of London
Greater London Authority
City Hall
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In this case, we have a number of concerns about the new footbridge that we are raising with the Council, which are set out in our formal comments below as they relate to the concerns considered in Camden Council on 29 July 2014 (copy attached). In it, we agreed with the Trust

that the proposed footbridge is not to be built.

The Trust has agreed to explore alternative locations for the proposed footbridge. The Trust has also agreed to explore alternative locations for the proposed footbridge. The Trust has also agreed to explore alternative locations for the proposed footbridge.



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29 July 2014

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

Our Ref BWYS-PLAN-2014-15712-1
Your Ref 2014/4385/P

Dear Mr Neil McDonald

The Town & Country Planning Act 1990 (as amended)
Planning & Compulsory Purchase Act 2004
Application No: 2014/4385/P

Proposal: Demolition of existing building & redevelopment for mixed use building ranging from 4-11 storeys comprising 2,220sqm employment floorspace, 121 residential flats, pedestrian footbridge with disabled access over Regent's Canal, landscaping & public realm work.

Location: 101 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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- 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:

New pedestrian bridge over Regent's Canal

The Canal & River Trust does not support this element of the proposed development. The Trust considers an additional footbridge in this location to be superfluous given that the proposed bridge is located only approximately 40m from the existing Oblique Bridge on Camley Street which is accessible by pedestrians.

Oblique Bridge is listed within the Regent's Canal Conservation Area Statement (page 22) as making a "positive contribution" to the Conservation Area. The proposed footbridge would result in visual clutter and would restrict views of Oblique Bridge from both the towpath and distant views from Gray's Inn Bridge. The Trust therefore considers that the proposed bridge would fail to preserve or enhance the character and appearance of the Regent's Canal Conservation Area and that the bridge should therefore be omitted from the scheme.

Additionally, the Trust notes that the proposed footbridge would need to traverse Canal & River Trust airspace for which there is currently no agreement in place. Without prejudice to any future decision of the Trust, it is noted that if the Council is minded to grant planning permission that the consent of the Canal & River Trust would be required as landowner for any bridge crossing. Given the lack of detail regarding the design of the proposed bridge a condition requiring full details of the design and materials should be imposed, should planning permission be granted.

If funding for the bridge is to be secured by way of a section 106 agreement, any such agreement should state that in the event that the bridge is not constructed that any remaining funds are to be utilised for towpath maintenance and improvement purposes.

The erection of the proposed bridge will also result in the displacement of the three residential moorings located immediately to the west of Oblique Bridge. Although these residential moorings would be able to be reinstated following completion of any bridge this is a concern for the Trust given the current shortage of residential moorings in the surrounding area.

Design

There is some concern regarding the height of the proposed building and the potential for a canyoning effect along this stretch of the canal. There is also concern that the proposed development may set a precedent for neighbouring sites to the west of the applications site for developments of this scale. Whilst the Trust does not specifically object to the proposed design it is requested that the Local Planning Authority take this into consideration in determination of the application.

Impact on the canal and towpath

The development is located on the opposite side of canal towpath (the 'off-side'). The Design and Access statement states that no additional lighting is proposed to the towpath or canalside gardens and this approach is supported by the Trust as the towpath is used as a feeding corridor by bats.

The proposed planting species indicated within the Design and Access Statement are considered to be acceptable and do not include species that might harm the waterway (i.e. willow or alder).

The waterway wall is in the ownership of the applicant/site owner, and will need to be reviewed and repairs carried out before development commences.

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

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| 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>Prior to the commencement of the development hereby permitted, full details of the proposed pedestrian footbridge, including details of materials and plans at a scale of no smaller than 1:50, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust.</i></p> <p><i>Reason: In the interest of preserving the character and appearance of the canal setting.</i></p> |
| 4 | <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> |

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| 5 | <p><i>Prior to the commencement of the development hereby approved a survey of the condition of the waterway wall, and a method statement and schedule of the repairs identified shall be submitted to and approved by the Local Planning Authority, in consultation with the Canal & River Trust. Any heritage features identified by the survey shall be made available for inspection by the Canal & River Trust and where appropriate reclaimed and re-used on site or on a nearby waterway wall. The repair works identified shall be carried out in accordance with the method statement and repairs schedule by a date to be agreed in the repairs schedule.</i></p> <p><i>Reason: In the interest of the structural integrity of the waterway wall, waterway heritage, navigational safety and visual amenity.</i></p> |
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Informatives

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| 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> |
| 3 | <p><i>The applicant is advised that as the proposed bridge encroaches on Canal & River Trust owned land. Please contact the Canal & River Trust estate team (jonathan.young@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 do not hesitate to contact me.

Yours sincerely

Russell Butchers
E-Mail: Russell.Butchers@canalrivertrust.org.uk