



Canal &  
River Trust

Keeping people, nature & history connected

19 January 2015

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

**Our Ref** BWYS-PLAN-2015-16764-2  
**Your Ref** 2014/7908/P

Dear Alex McDougall

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

**Planning & Compulsory Purchase Act 2004**

**Application No: 2014/7908/P**

**Proposal: Demolition of existing buildings and erection of part 2, 4, 5 & 8 storey building with single storey basement to provide 1959sqm of commercial floorspace and 53 residential units with associated landscaping.**

**Location: 140-146 Camden Street, London, NW1 9PF**

**Waterway: Regent's Canal**

Thank you for your consultation dated 24 December 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 proposed development, subject to the imposition of suitably worded **conditions** and the applicant first entering into a **legal agreement**.

#### Principle of development

The Canal & River Trust is supportive of the proposal to redevelop the site for a mixed residential/commercial use. The existing building does not contribute to the character of the canal and we consider the proposed building to be an improvement.

#### Canal towpath details

The Trust is supportive of the proposal to enhance the area at towpath level, including beneath the structure which overhangs the canal and is attached to the British Transport Police building. Although ideally the Trust would like to see this structure and columns removed in its entirety, the proposal to clad the columns with integrated lighting will improve both the appearance and safety of this section of the towpath. The applicant will need to finalise these details with CRT and enter into a formal agreement.

Similarly, CRT is supportive of the proposals to improve the appearance of the canal frontage of the British Transport Police building that are located on the offside of the canal (opposite the towpath).

Full details of the proposed alterations and towpath level should be required by way of planning condition.

#### Waterway wall

The applicant should undertake a waterway wall survey prior to undertaking works on the site. A suggested condition is included below for your convenience.

#### Planning obligations

The introduction of 53 additional 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, visitors and employees of the development will make use of the canal environment and its towpath, which will put additional pressure on this valuable open space. The Trust also experiences 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.

For a development of this size the Canal & River Trust would consider a **£30,000** contribution towards towpath, environmental and access enhancements to be a reasonable figure.

#### Conditions and Informatives

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

#### Risk assessment

1. *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.*

*Reason: To ensure the proposed works do not have any adverse impact on the safety of waterway users and the integrity of the Navigation.*

#### Landscaping

2. *No development (except demolition works) shall take place on site until full details of the proposed hard and soft landscaping scheme for the waterside area have been submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The landscaping shall be carried out in accordance with the approved details.*

*Reason: To improve the appearance of the site when viewed from the waterside and to enhance the biodiversity of the area. Earthworks and associated landscaping also have the potential to impact on the integrity of the waterway and it is necessary to assess this and determine future maintenance responsibilities for any planting.*

#### Lighting/CCTV

3. *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.*

*Reason: In the interest of crime prevention, ecology, visual amenity and the waterway setting.*

#### Waterway wall survey

4. *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 in writing by the Local Planning Authority, in consultation with the Canal & River Trust. Any heritage features and materials identified by the survey shall be made available for inspection by the Canal & River Trust and where appropriate, preserved in –situ or reclaimed and re-used elsewhere. 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.*

*Reason: In the interest of the structural integrity of the waterway wall, waterway heritage, navigational safety and visual amenity.*

#### Informatives

*The applicant/developer should 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>).*

*The applicant is advised that surface water discharge to the Navigation 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](mailto:nick.pogson@canalrivertrust.org.uk)).*

*The applicant/developer is advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust regarding the required access agreement.*

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

E-Mail: [REDACTED]