



Canal &  
River Trust

Keeping people, nature & history connected

01 October 2015

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

**Our Ref** BWYS-PLAN-2015-18433-1  
**Your Ref** 2015/3163/P

Dear Mr Hugh Miller

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

**Planning & Compulsory Purchase Act 2004**

**Application No: 2015/3163/P**

**Proposal: Erection of 3 bed mews house in rear courtyard and rear extension at upper ground floor level to existing 1 bed flat.**

**Location: 18-20 St Pancras Way, London**

**Waterway: Regent's Canal**

Thank you for your consultation dated 07 September 2015 in respect of the above.

The Canal & River Trust is a statutory consultee under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The 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
- To promote sustainable development in the vicinity of any inland waterways for the benefit of the public.

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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.

After due consideration of the application details, the Canal & River Trust has **no objection** to the proposed development and has the following general comments to make:

### Heritage, Design and Landscaping

The existing building at 18-20 St Pancras way does not contribute positively to the canal corridor or conservation area. The Trust considers that the new building, the removal of the chainlink fence and the proposed landscaping will enhance the view of the canal from the towpath.

The Trust supports the proposal to include London native species adjacent to the canal within the landscaping scheme, as this will enhance biodiversity and provide habitat for native fauna.

### Land Contamination

We note that there is no mention of the potential for land contamination. Can you please confirm whether a land contamination report was undertaken in relation to the redevelopment of 18-20 St Pancras Way? Given that the site is directly adjacent to the canal, there is a risk of contaminated land and an investigation might be necessary.

### Construction Management Plan

The applicant's construction management plan should include measures to protect contaminants from entering the waterway. Measures addressing waste stockpiling on site (avoiding the stockpiling of hazardous materials on our boundary), dust suppression techniques and pollution control measures should be included.

### Informatives

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

*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. Please visit <http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>*

*The applicant is advised that surface water discharge to the waterway 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 or towpath requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust regarding the required access agreement.*

Should you have any queries please contact me at this office.

Yours sincerely,

Russell Butchers  
Area Planner  
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