



Canal &
River Trust

Keeping people, nature & history connected

16 October 2015

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

Our Ref BWYS-PLAN-2015-18379-1
Your Ref 2015/4774/P

Dear Kathryn Moran

The Town & Country Planning Act 1990 (as amended)

Planning & Compulsory Purchase Act 2004

Application No: 2015/4774/P

Proposal: Demolition of buildings & construction of new building & single storey pavilion, bridge over canal basin; deck area over Dead Dog Basin. Change of use for flexible market & exhibition/events venue. Ancillary works & alterations to existing structures.

Location: Camden Lock Market Suite Chalk Farm Road, London, NW1 8NH

Waterway: Regent's Canal

Thank you for your consultation dated 01 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.

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

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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.

first entering into a **legal agreement** relating to a contribution towards the enhancement of the Dead Dog Basin Bridge and Roving Bridge.

Additionally, the Trust has the following specific comments to make on the proposed development:

Design and Heritage

The proposed scheme has been reviewed by the Trust's heritage adviser, who is generally supportive of the scheme. In particular, we are pleased to see that:

- Middle yard has been kept open, but with a new access on to the canal;
- The new building on Camden Lock Place is sympathetic to its surroundings;
- The new pavilion at the West Yard is only a single storey;
- The block on the corner of Maggie's Dock and the lock has been set sufficiently far back to allow long views of the Interchange building.

Furthermore, the scheme uses materials that will complement the industrial character of the area and the massing will preserve the predominance of the Interchange building. The use of a pitched roof with timber slats will provide a modern but sympathetic intervention.

The historic granite setts and other flooring material should be preserved. This should include the demarcation that indicates the former dock in West Yard. These details should be secured through a detailed landscaping plan, and we request that a planning condition is included to this effect.

Dead Dog Basin

We note that the Design & Access Statement states that a separate Listed Building Consent (LBC) application will be forthcoming in relation to the East Vaults and Dead Dog Basin. Although the principle of breaking through the vaults into Dead Dog Basin is considered to be acceptable, as the current application does not go into significant detail on these matters, the Trust will provide further detailed comments on these works once the LBC application has been submitted.

Lighting

We would like to see further details with regard to the proposed external lighting of the development and the proposed use of CCTV. The applicant should consider some very low/diffused lighting onto the towpath, running alongside the lock.

This lighting should be built into the elevation of the building and should be background lighting, rather than a full illumination of the towpath. This will help to avoid a strong contrast between the market area and the towpath (which could lead to antisocial behaviour) whilst retaining distinction between the two areas. We would be happy to work with the developer in designing a concept for towpath illumination. A suggested condition regarding the proposed lighting is included at the end of this letter.

Surface Water Discharge

It is noted that the applicant intends to discharge surface water into the canal. Although the discharge of surface water into the canal is likely to be considered acceptable, the applicant will require an agreement to be in place before doing so. A condition regarding the discharge of surface water into the canal is included at the end of this letter.

Planning Obligations

Camden Lock Market already suffers from significant litter issues, mostly arising from the food stalls located within the market. Much of this litter ends up in the canal, looking unsightly and resulting in environmental harm.

As part of their planning obligations, the applicant should be required to produce a litter management strategy that includes details of rubbish bins, litter picking and methods for retrieving floating litter from the canal and towpath. This strategy should include management of the markets, towpath and the surrounding waterspace. The Canal & River Trust would be happy to work with the applicant in developing this strategy. We note that a similar agreement formed part of the planning obligations in relation to the development at Hawley Wharf.

Due to windblown litter also settling to the bottom of the canal, we request that the applicant makes an annual contribution towards the removal of this litter and cleaning of the canal beneath the surface. We request that the applicant make an annual contribution of £8,500 for a period of nine years. Again, we note that a similar planning obligation was included as part of Hawley Wharf development.

Furthermore, the proposed redevelopment and intensification of the site will result in an increase in the number of visitors to the site and the surrounding towpath and canal. This will place an increased strain upon an already very busy location.

The Trust is also concerned that the increase in visitor number will place additional stress on the two listed bridges in this location; Dead Dog Basin Bridge and Roving Bridge. To compensate for this, the Trust requests a planning contribution of **£100,000** to be used for the restoration and enhancement of Dead Dog Basin Bridge and Roving Bridge.

Planning Conditions and Informatives

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

Risk Assessment

Prior to any works taking place within 10m of the canal, 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.

Surface Water

If surface water run-off and/or 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.

Landscaping

No landscaping 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 and CCTV

Prior to any landscaping works taking place on site, 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.

Freight by water

Prior to the commencement of any demolition works on site, a feasibility study shall be carried out to assess the potential for moving freight by water during the construction cycle (waste and bulk materials) and following occupation of the development (waste and recyclables). The use of waterborne transport shall be maximised during the construction of the development unless the above assessment demonstrates that such use of the waterways is not physically or economically feasible.

Reason: To encourage the use of the waterways for transporting waste and bulk materials in accordance with the London Plan.

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. 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).

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.

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
Area Planner
Canal & River Trust
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