



Canal &
River Trust

9th March 2017

Mr Rob Tulloch
Camden Borough Council
2nd Floor
5 Pancras Square
C/o Town Hall
Judd Street
London
WC1H 9JE

Our Ref CRTR-PLAN-2017-21909
Your Ref 2016/7121/P

Dear Mr. Tulloch,

Proposal: Request to discharge the landscaping condition on planning application 2014/4871/P.
Location: St Pancras Cruising Club, St Pancras Yacht Basin, London
Waterway: Regent's Canal

Thank you for your consultation.

The Canal & River Trust (the Trust) is the guardian of 2,000 miles of historic waterways across England and Wales. We are among the largest charities in the UK. Our vision is that "living waterways transform places and enrich lives". We are a statutory consultee in the development management process.

The Trust has reviewed the application. This is our substantive response under the Town and Country Planning (Development Management Procedure) (England) Order 2015. Based upon the information available we have the following **general advice to offer**:

The condition details do not appear to include the area around the boaters' facilities, which themselves are not shown as proposed in the approved application. We would expect the landscaping, and particularly the paving, to extend around this area, so would welcome clarification on what is proposed for this space.

Red brick surfacing to match the existing along the lockside itself would appear appropriate, as that currently extends all the way from the lock cottage.

Although not on the canalside the proposed terrace (not annotated previously) is proposed to be surfaced with square concrete slabs, and the connecting path to the south west and spaces to the east of the building, would be brushed concrete. Although this does not directly affect the public waterspace, we consider that a higher quality surface might be more appropriate, and it might be

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preferable if the brick pavers extended to the corner of the dry dock building, to match the ramp on the other side.

If the Council is minded to discharge the condition, it is requested that the following informative be attached to the decision notice:

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 (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>).”

In addition, in order for the Canal & River Trust to monitor our role as a statutory consultee, please send me a copy of the decision notice.

Should you have any queries please feel free to contact me.

Yours sincerely,

Claire M^cLean
Area Planner - London

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