



26th July 2017

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

Our Ref CRTR-PLAN-2017-22806
Your Ref 2017/3847/P

Dear Mr Sexton,

Proposal: Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace to accommodate a petrol filling station (Sui Generis use), flexible retail/food & drink floorspace (Class A1, A3, A4 uses), Class B1 floorspace and a winter garden; with cycle parking, public green space, public toilets and other associated works and highways works; all following demolition of existing building petrol filling station. Use of part ground/1st floors as a foodstore (Class A1 use) with associated car parking for a temporary period of up to thirty months. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) of up to 14 storeys accommodating up to 573 homes (389 market and 184 affordable in up to 60,568 sq m GEA of residential floorspace) together with up to 28,345 sq m GEA non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, café and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore.

Location: Morrisons Superstore and Petrol Filling Station, Camden Goods Yard, 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:

**Canal & River Trust Fradley Junction, Alrewas, Burton-Upon-Trent,
Staffordshire, DE13 7DN**

T 0303 040 4040 **E** planning@canalrivertrust.org.uk **W** www.canalrivertrust.org.uk

Patron: H.R.H. The Prince of Wales. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, registered office address First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB



Canal &
River Trust

The development site is far enough from the Regent's Canal that we consider it will have limited impact on the waterspace or towpath. However, we would expect consideration to be given to the potential impact of the development on views towards and along the Regent's Canal.

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

Yours sincerely,

Claire M^cLean MRTPI
Area Planner - London

Telephone: 0203 204 4409 E-mail: claire.mclean@canalrivertrust.org.uk

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