



Canal &
River Trust

08 June 2018

Ms Laura Hazelton
Camden Borough Council
2nd Floor
5 Pancras Square
C/o Town Hall
Judd Street
London
WC1H 9JE

Our Ref CRTR-PLAN-2018-24801
Your Ref 2018/1986/P

Dear Ms. Hazelton,

Proposal: Landscaping, Kentish Town Road access and Lighting/CCTV details as required by conditions 18(a), 19 and 20 of planning permission ref: 2015/1937/P dated 29/09/2015 (for the erection of 6 storey building with flexi employment/gym at ground floor and 24 flats above)

Location: 39-45 Kentish Town Road, 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. Based upon the information available we have the following advice to offer:

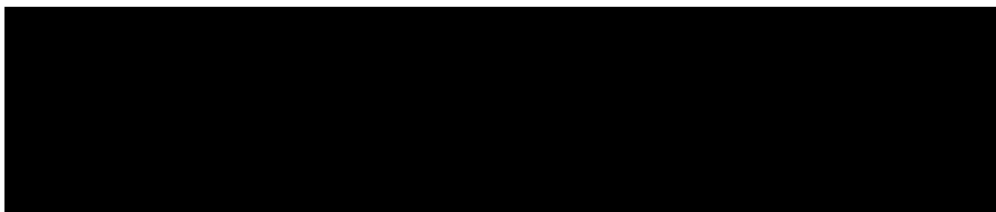
Although the proposed details generally reflect the recent discussions that the Trust has had with the Applicant, we have to advise that all of the proposed works on Trust land are currently also being assessed by our engineers as part of the application process for obtaining our consent as landowner, and may therefore be subject to change, depending on the outcome of this. However, without prejudice to this process, we would make the following comments in relation to the information provided.

Condition 18a

The details submitted appear to generally be appropriate, subject to final assessment of the detailed arrangements for undertaking the works as noted above.

Condition 19

Although we understand the Applicant's reasoning for the arrangement of the stair handrail on the steps from Kentish Town Road, we remain concerned that the inclusion of a central railing restricts the space available on either side to less than 1m in width, which is not sufficient to allow bikes, prams, pushchairs etc. to be easily taken up or down the steps.





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Condition 20

Whilst we have no objection in principle to the proposed installation of CCTV cameras, the details provided only appear to show the location of the proposed cameras and not any details of their design, appearance or means of installation. It is therefore difficult to comment in any detail on the overall impact of the cameras on the character and appearance of the canal corridor.

Similarly, whilst we have no objection in principle to the installation of external lighting, the details provided only appear to show the location of the proposed lighting and not any details of their design, appearance and means of installation. It is therefore difficult to comment meaningfully on the likely overall impact of the lighting or its acceptability to us. In particular, it is important to ensure that the lighting provides an appropriate level of illumination to the towpath area to ensure the safety and security of users, but avoids light spill onto the canal itself, as this could have a harmful effect on wildlife such as bats, which often use canal corridors as foraging routes. We recommend that the Applicant ensures that all lighting on the towpath conforms to the current advice and guidance produced by the Bat Conservation Trust in order to minimise the risk of harmful effects on bats.

If you have any queries please contact me, my details are below.

Yours sincerely

Ian Dickinson MRTPI
Area Planner

