



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-2018-24798
Your Ref 2018/1987/P

Dear Ms. Hazelton,

Proposal: Details of hard and soft landscaping as required by condition 41 of planning permission ref: 2012/4628/P (dated 23/01/2013) for mixed use redevelopment of the site

Location: Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, London

Waterway: Regent's Canal

Thank you for your consultation.

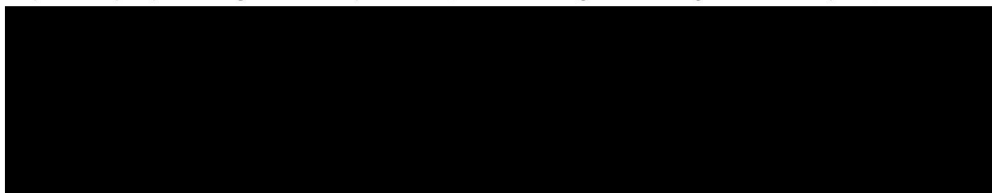
The Canal & River Trust (the Trust) is the guardian of 2,000 miles of historic waterways across England and Wales. We are among the largest charities in the UK. Our vision is that "living waterways transform places and enrich lives". We are a statutory consultee in the development management process.

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 to address the various elements of Condition 41.

We acknowledge the Applicant's comments regarding the risk of disturbing the roots to the trees adjacent to Chalk Farm Road and the issue with removing existing walls adjacent to/within the eastern portion of the planter in this location, as removing these walls would likely result in the removal of the eastern most tree and could potentially influence the health of the other trees as well.

With the upstand retained, we consider that it probably makes sense to retain the railing to prevent people sitting on the step created, with their legs extending into the towpath, as this





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could create a greater hazard to cyclists and other towpath users as they emerge from under the bridge. It also removes a 'blind spot' adjacent to the abutment. Under the circumstances extending the railing and raised planter also seems to be appropriate, with dense ground cover planting beneath.

Changing the life-expired timber planter edges for metal is also appropriate, as it will be difficult to secrete 'drug packages' within the flush metal, as happens now, although the ground cover planting might provide opportunities for this anti-social practice to continue in this location. It might therefore be advisable to have a strip of hard surfacing, of a suitable material and width, between the railing and the ground cover planting to prevent this. The planting of *Hebe rakalensis* (which gets relatively tall and dense) might also provide opportunity for concealing drugs and may need further consideration. We would also ask whether it is necessary to plant within the recesses between the wall buttresses, rather than just hard surfacing between them, in such a way to prevent hiding places being created.

The planting generally seems to be quite ornamental, and we would prefer to see more native species or, if not, those that provide a greater benefit to native wildlife. However, the scheme appears to include a lot of evergreen species or those with winter colour which will, at least, ensure that there is year-round interest. The tree species, *Betula jacquemontii*, although non-native, are appropriate for the location in terms of size and appearance, and do not create dense shade, or have particularly invasive roots, but nonetheless, measures must be put in place to prevent root damage to the towpath surfacing or services beneath.

The hard- surfacing materials all appear to accord with our previous recommendations to the Applicant, as does the railing around Kentish Town lock, which it appears will now have a new railing to match that around Hawley Lock which is positive.

The planters along the front of building A1, (to be planted with *Hebe rakalensis*) do appear rather suburban in character. Whilst we appreciate that it may be intended to prevent people looking in the windows, we would ask whether this may be better just left without planters and surfaced to match adjacent paving or planted at ground level with robust shrubs. The benches between buttresses look robust and are placed where the tow path is reasonably wide, so should not cause undue obstruction to towpath users, and hopefully this will deter people from sitting on the towing path.

We hope that these comments will be of assistance in assessing this matter, but if you have any queries please contact me, my details are below.

Yours sincerely

Ian Dickinson MRTPI
Area Planner

