



Ms K Henry
Camden Borough Council
Regeneration and Planning Development
Management
London Borough of Camden
London
WC1H 9JE

Your Ref 2018/4837/P
2018/4951/A

Our Ref CRTR-PLAN-2018-25850
CRTR-PLAN-2018-25890

Tuesday 30 October 2018

Dear Ms Henry

Proposal: Change of use of existing marketing suite and associated terrace (Class A2) to a restaurant/bar use (Class A4) including retention of, and alterations to, the existing building and landscaping and erection of a single storey ancillary kitchen structure to the rear, all for a temporary 5 year period.

Proposal: Display of 2x internally illuminated roof-mounted lettering ("Chapel Down") signs and 1x externally illuminated (strip lighting behind) logo sign to south elevation

Location: Gasholder Marketing Suite, Goods Way, Development zone F, London

Waterway: Regent's Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that **planning permission should not be granted** for the following reasons:

- **The proposed "kitchen pod", by virtue of its design and appearance, would harm the setting of the Regent's Canal, a locally important view, and as such would be in conflict with policy D1 of the Camden Local Plan**

We have no comments to make on 2018/4951/A.

The Trust has no objection to the change of use of the marketing suite to a restaurant, and considers that, if managed appropriately, the further animation of the waterside could be positive. However, we are concerned about the location and appearance of the kitchen pod. Despite the assertions that this will be concealed by existing vegetation, it will actually be quite prominent from the canal, its towpath and the public spaces around Central St Martins. The vegetation between the canal and the building is currently very ornamental and quite low, with the exception of some mature trees adjacent to the bridge, which will do little to conceal it from the canal

Canal & River Trust

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(but do hide it from the road). A higher quality design solution that does not result in a blank façade punctured with kitchen extract grilles being presented to the busy canal corridor is required here.

Policy D1 of the Camden Local Plan states that "the council will require that development... (m) preserves strategic and local views". Para 7.29 of the plan identifies "views relating to Regent's Canal" as an example of a locally important view. We consider that the development of the proposed kitchen pod will have an adverse impact on the setting of views along and across the Regent's Canal at Kings Cross.

We suggest that any additional buildings should take their design cues from the main building. A more curvaceous form for the kitchen, which softens its overall form, would be preferable to the current proposal. We would also suggest that the use of plain/neutral cladding/detail might help to ensure that the pre-eminence of the reconstituted elements of the gasholder in the foreground are respected.

Should the Council be minded to grant planning permission, there are additional matters that the Trust considers should be controlled by appropriately worded planning conditions. These are:

- 1) The impact of the proposed secure cycle enclosure on the setting of the Regent's Canal corridor.
- 2) The impact of the proposed development on the structural stability of the Regent's Canal.

Cycle Enclosure

Whilst we anticipate that the secure cycle enclosure adjacent to York Way will largely be hidden by the mature trees and the proposed kitchen pod, the Trust would like to see more detail on the proposed design of this structure. We suggest that this is a matter that could be dealt with by way of an appropriately worded planning condition, as we have suggested below.

Structural Stability

In order to ensure that the development of the kitchen pod does not transfer dead loading to the canal wall, therefore risking its stability and the stability of the site, we consider that details of the proposed foundations should be provided to, and approved by, the Council in accordance with a suitably worded planning condition. We consider this request to be consistent with paras 170, 178 and 179 of the NPPF. The Trust would want to be consulted on the details submitted.

The developer should also review our Code of Practice for Works Affecting the Canal & River Trust and liaise with Mansoor Omar (Mansoor.Omar@canalrivertrust.org.uk) to ensure that any necessary consents are obtained. We have suggested an informative in relation to this, below.

Should planning permission be granted we request that the following conditions are applied:

Details of the design and appearance, including scale and materials, of the proposed "Staff Cycle Shelter", as shown on drawing 18.49, shall be submitted to and approved by the Council in writing prior to its installation.

Reason: In order to ensure that the development is of a high quality design, consistent with its location within the setting of an identified locally important view, in accordance with policy D1 of the Camden Local Plan.

Details of the proposed foundations, including their method of construction, of the "New Kitchen Pod", as shown on drawing 18.49, shall be submitted to and approved by the Council in writing prior to the commencement of its development.

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Reason: In order to ensure that the development does not have an adverse impact on the land stability of the site or its surroundings, including the Regent's Canal, in accordance with paras 170, 178 and 179 of the NPPF.

In addition, we request that the following informatives are appended to the decision notice:

The applicant/developer is advised to review the Canal & River Trust's "Code of Practice for Works affecting the Canal & River Trust and contact the Trust's Works Engineer (Mansoor.omar@canalrivertrust.org.uk) in order to ensure that any necessary consents are obtained and that the works are compliant. (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-propertyandour-code-of-practice>)".

The applicant/developer is advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust (Bernadette.McNicholas@canalrivertrust.org.uk) regarding the required access agreement.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,



<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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