



**Canal &
River Trust**
Making life better by water

Mr J Lawler
Camden Borough Council
Regeneration and Planning Development
Management
London Borough of Camden
London
WC1H 9JE

Your Ref 2018/4942/P

Our Ref [REDACTED]

Thursday 22 November 2018

Dear Mr Lawler

Proposal: Erection of 3 storey, 3 bedroom dwelling at rear, following demolition of sub-station, removal of external staircase and walkways to be replaced with balconies to the existing rear elevation of No. 18-20 St Pancras Way.

Location: 18-20, St Pancras Way, , 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.

The main issue relevant to the Trust as statutory consultee on this application is the potential impact of the development on the structural stability and environment of the Regent's Canal.

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 suitably worded **conditions are necessary** to address these matters. Our advice and comments follow:

Paras 170 and 178 of the NPPF require that new and existing development should not contribute to **Pancras Way**, and that adequate site investigation information, prepared by a competent person, is available to inform this assessment. It is necessary to ensure that development on this site does not adversely impact on the structural stability of the canal wall. The developer's methodology for demolition and protection measures (such as vibration monitoring) should be provided and assessed to ensure that the canal wall is not damaged. Any piling that generates vibrations will require an assessment of Peak Particle Velocity (PPV) to ensure the canal wall is not compromised. A ground movement assessment should be required to ensure that excessive settlement loading is not caused due to the excavation works.

In addition, the Trust will want to see details of the developer's dust suppression methodology in order to ensure that the development does not adversely affect the canal environment and its users.

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We have suggested that these matters can be addressed by a suitably worded condition (suggested below) that requires a Risk Assessment and Method Statement prior to the commencement of development. It is our understanding that such a pre-commencement condition will now require consultation with the developer prior to determination. If the developer is unwilling to agree to such a condition, we would be grateful for notification of this from the Council as we may consider it necessary to object to the application.

The developer should consider the requirements of the Trust's Code of Practice for Works Affecting the Canal & River Trust and consult with our local Engineer, Mansoor Omar, to ensure that the necessary consents are secured.

We note that the developer proposes to discharge surface water. The developer should Subject to our consideration of proposed water quality and flow rates, there may be opportunities to discharge this into the Regent's Canal without adversely impacting on the canal environment. Any such discharge would require a commercial agreement with the Trust. Should the developer wish to consider this option further, they should contact Liz Murdoch [REDACTED] at the Trust.

If the Council is minded to grant planning permission, we request that the following condition is imposed and the Trust is consulted on any application to discharge it:

Risk Assessment and Method Statement

Prior to the commencement of development, a Risk Assessment and Method Statement detailing measures to protect the stability of the Regent's Canal, its environmental quality and its users during the demolition and construction phases shall be submitted to and approved in writing by the local planning authority. As required, matters to be considered in the Risk Assessment and Method Statement shall include:

- a) *Methodology for demolition and measures to should not contribute and protect the waterway wall, including vibration monitoring.*
- b) *Details of any piling to be undertaken and the measures to monitor the impact on and protect the waterway wall.*
- c) *A ground movement assessment to consider the potential impacts of excavation works on loading on the waterway wall.*
- b) *Details of hoardings and dust and pollution suppression measures.*

Should planning permission be granted 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 [REDACTED] 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 surface water discharge to the Regent's Canal will require prior consent from the Canal & River Trust and should contact Liz Murdoch in the Canal & River Trust's Utilities team regarding such an agreement [REDACTED]

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 [REDACTED] regarding the required access agreement.

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We have suggested that these matters can be addressed by a suitably worded condition (suggested below) that the requirements of any planning obligation.

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

Yours sincerely,

Steve Craddock MRTPI
Planning Manager London, South & South Wales



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