

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

Your Ref 2018/4547/P

Our Ref CRTR-PLAN-2019-27088

Thursday 16 May 2019

Dear Mr Diver,

Proposal: Single storey rear extension and excavation of basement to dwelling including no.1 rear lightwell. Installation of rooflights and replacement to windows to main house. Relandscaping to rear garden and replacement jetty to canal (amalgamation/minor variation to works approved under applications 2016/7071/P, 2017/1534/P, 2017/2684/P & 2018/5835/P)

Location: 31 St Mark's Crescent, 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 the following general advice:

The red line boundary of the planning application is a little unclear, as the plan marked 'Location Plan drawing number IND-1114-LP01' seems to include a thin strip of the Regent's Canal, possibly due to the thickness of the red line, although no notice has been served on the Canal & River Trust as the owner of the Regent's Canal. The drawing marked 'Proposed site plan drawing number IND-1114-P10 Rev B' shows the red line wholly on land and excluding the canal. Where the proposed works fall within the assumed red line boundary of the site, the proposed minor amendments to the main basement works would have little or no impact on the Regent's Canal, and we therefore have no comments to make.

However, we also note that Drawing number IND-1114-P10 Rev B, and the application description, indicate a new 'jetty' proposed to be built out into the Regent's Canal (waterspace owned and managed by the Trust). Should the red line boundary of the planning application be amended to incorporate this (and appropriate notice be served on the Trust), we would have serious planning concerns, due to the extension further into the waterspace, narrowing the navigable channel here. Boats are already moored on the towpath side of the canal, so any further narrowing could affect navigation of passing boats. We would therefore object to this element of the proposal,

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which we consider would be contrary to Policy A2 k) of the Camden Local Plan 2017, which seeks to preserve and enhance the Regent's Canal.

The Trust as Landowner

Should the applicant wish to erect a 'jetty' over the Canal & River Trust's waterspace, they would need to enter into a commercial agreement with the Trust's Estates team, and this would also require the approval of the Secretary of State for the Environment, Food and Rural Affairs.

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

Yours sincerely,

Claire McLean MRTPI
Area Planner London

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

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