

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

Your Ref 2020/4315/P
Our Ref CRTR-PLAN-2020-30802
Tuesday 27 October 2020

Dear Ms Walsh,

Proposal: Details of conditions 45 (Piling Method Statement) for Plot A, pursuant to planning permission 2017/5497/P dated 17/03/2020 for; Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work

Location: 6A St Pancras Way, London

Waterway: Regent's Canal

Thank you for your consultation relating to the discharge of conditions on a planning permission.

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 Trust has reviewed the application details and has the following advice:

Vibration

Any vibrations over 5PPV in the vicinity of the wall could have a detrimental effect. Suggested a vibration monitor to be placed on the wall and moved along as drilling progresses.

Loading

More detail is needed about loading on the waterway wall and proximity to the edge.

Waterway Wall Survey

The waterway wall may not be watertight, and a survey to show its condition is required so that any repairs can be identified and implemented. We note that condition 43 of the original permission requires details relating to

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the structural integrity of the canal wall, so we would hope to see a waterway wall survey submitted as part of this:

“43. Prior to the commencement of any works on site, details of mitigation measures that will be put in place to ensure the development does not impact on the structural integrity of the canal shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall remain in situ during the construction works.

Reason: To ensure the development would not cause undue harm to the adjacent canal in accordance with policy A3 of the Camden Local Plan 2017.”

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

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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