

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

Your Ref 2021/2671/P

Our Ref CRTR-PLAN-2021-32905

Monday 21 June 2021

Dear Ms Walsh,

Proposal: Demolition of existing building, and redevelopment to provide a nine-storey building with two basement levels for flexible Class E and Sui Generis Use, a two-storey Pavilion for flexible Class E and Sui Generis Use, along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision.

Location: The Ugly Brown Building, 2 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 issues relevant to the Trust as statutory consultee on this application are:

- a) The impact on the character and appearance of the Regent's Canal.
- b) The impact on the structural integrity 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 and/or a legal agreement are necessary** to address these matters. Our advice and comments follow:

- a) The impact on the character and appearance of the Regent's Canal.

As part of the proposed change in use of Plot B from hotel to 'flexible workplace', the revisions to the ground-floor treatment of this building have removed the previously proposed significant section of floor-to-ceiling glazing, which would seem to reduce the extent of the buildings interaction with the canalside. We consider that this is a missed opportunity for the development to make the most of the canalside, and provide positive animation for towpath users etc. We would be pleased to see this elevation amended to provide more canalside animation.

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- a) The impact on the structural integrity of the Regent's Canal.

The amended proposals will potentially affect the structural integrity of the waterway wall, and the assessments undertaken to date may need to be revisited. We have therefore requested a condition for a waterway wall survey and schedule of repairs, and that the previous permission's conditions with regard to the waterway wall be repeated, outlined below.

Should planning permission be granted we request that the following **conditions and informatives** are appended to the decision notice:

Conditions

The following first two conditions are requested by the Trust, to supplement conditions 43, 44 and 45, which we note were attached to the original permission (2017/5497/P), and included below.

Landscaping

Prior to the commencement of the development hereby permitted, full details of the proposed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme should include reference to plant species types, surface treatments, fences and walls, any signage and information boards together with the means of on-going maintenance, which must include a design and maintenance regime for the biodiverse roofs that will ensure only low nutrient runoff will be discharged to appropriate drainage systems. The approved landscaping scheme shall be implemented by the first planting scheme after the final phase of the development commences.

Reason: To ensure the character of the Regent's Canal is retained, and to enhance it as a green corridor, in accordance with Policies A2 and A3 of the Camden Local Plan 2017, and the Blue Ribbon Network Policies of the London Plan."

Waterway wall survey

Prior to the commencement of the development hereby approved, a survey of the condition of the waterway wall, and a method statement and schedule of works identified shall be submitted to and approved in writing by the Local Planning Authority. Any heritage features and materials identified by the survey shall be made available for inspection by the Canal & River Trust. The repair works identified shall be carried out in accordance with the agreed method statement and repairs schedule by a date to be confirmed in the repairs schedule.

Reason: To ensure that the structural integrity of the Regent's Canal is retained.

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.

44. Before the relevant part of each Plot commences full details of a lighting strategy, to include information about potential light spill on to the canal, buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements policy A3 of the Camden Local Plan 2017.

45. No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

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Informatives

Please include these informatives, which we note were added to the 2017 planning permission.

Any access to, or scaffolding oversailing, the Canal & River Trust's land or water during the construction must be agreed in writing with the Canal & River Trust before development commences. Please contact Bernadette McNicholas in the Canal & River Trust's Estate Team at Bernadette.mcnicholas@canalrivertrust.org.uk for further information.

Any drainage from the site into the Regent's Canal will be subject to an agreement with the Canal & River Trust before development commences. Please contact Liz Murdoch in the Canal & River Trust's Utilities Team at liz.murdoch@canalrivertrust.org.uk for further information.

The applicant/developer should refer to the current Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained, and liaise with the Trust's Third Party Work's Engineer:

<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>.

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

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

Yours sincerely,

Claire McLean MRTPI
Area Planner London

Claire.McLean@canalrivertrust.org.uk

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

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