

Application ref: 2021/6222/P
Contact: Jennifer Walsh
Tel: 020 7974 3500
Email: Jennifer.Walsh@camden.gov.uk
Date: 28 June 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Pancras Bridge
2-6 St Pancras Way
London
NW1 0PB

Proposal:

Creation of pedestrian and cycle bridge over the Grand Union Canal, linking Granary Street and Camley Street spanning from 2-6 St Pancras Way to 103a Camley Street
Drawing Nos: Site Location Plan; 1914-PL-215; 1914-PL-210; 1914-PL-201; 1914-PL-021; 1914-PL-020; 1914-PL-800; 1914-PL-228; 1914-PL-227; 1914-PL-226; 1914-PL-225; 1914-PL-223; 1914-PL-222; 1914-PL-221; 1914-PL-200; 1914-PL-216; Design and Access Statement December 2021;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans
Site Location Plan; 1914-PL-215; 1914-PL-210; 1914-PL-201; 1914-PL-021; 1914-PL-020; 1914-PL-800; 1914-PL-228; 1914-PL-227; 1914-PL-226; 1914-PL-225; 1914-PL-223; 1914-PL-222; 1914-PL-221; 1914-PL-200; 1914-PL-216; Design and Access Statement December 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of the development hereby permitted, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water, and moorings, must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canals and Rivers Trust and implemented as agreed.

Reason: To ensure that the works have no adverse impact on the adjacent moorings or other users of the towpath and waterspace in line with Policies A1, A3 and D2 of London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of the development hereby approved, a survey of the condition of the waterway walls on both the north and south side of the canal, in the vicinity of the proposed abutments, and a method statement and schedule of works identified shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canals and Rivers Trust. All repair work required to ensure that the structural integrity of the canal walls is protected during the construction and operational phases of the development 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 in line with Policies A1 and A3 of London Borough of Camden Local Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include

details of the finished floor materials for the bridge deck the steps and the ramps, surface treatments (including on the southern abutment wall) together with a means of on-going maintenance. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the occupation of the development hereby permitted, full details of the proposed lighting and CCTV scheme, including a lux plan of the proposed light spill, and details of operation and ongoing maintenance, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Canals and Rivers Trust, and implemented as agreed.

Reason: To ensure that there are no adverse impacts on the adjacent moorings or the ecology of the Regent's Canal in line with policies A1, A3 and D1 of London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 Access to, and oversailing of, the Canal and River Trust's land and water during the construction and operation of the development must be agreed in writing with the Canal and River Trust before development commences. Please contact Bernadette McNicholas in the Canal and River Trust's Estate Team at Bernadette.mcnicholas@canalrivertrust.org.uk to discuss the necessary agreements.
- 4 The applicant/developer should refer to the current Canal and River Trust "Code of Practice for Works affecting the Canal and River Trust" to ensure that and 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

- 5 Any surface water discharge to the waterway will require prior consent from the Canal and Rivers Trust. Please contact Liz Murdoch from the Canal and River Trust Utilities team (Liz.Murdoch@canalrivertrust.org.uk)."
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 7 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs or connects to the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer