

**REF: R00033/MR/TJ**

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

4<sup>th</sup> August 2022

Dear Sir/Madam,

**SUBMISSION OF WATERWAY SURVEY AND METHOD STATEMENT, DETAILS TO DISCHARGE CONDITION 15 (WATERWAY SURVEY) OF PLANNING PERMISSION 2020/3219/P AT 140-146 CAMDEN STREET, LONDON, NW1 9PF.**

I write on behalf of our client, J. Murphy & Sons Limited, to enclose an application to discharge Condition 15 (Waterway Survey) of planning permission 2020/3219/P (S73-4). Planning permission was granted on 17<sup>th</sup> March 2021 for:

*“Variation of condition 2 (approved plans) of planning permission ref. 2014/7908/P (as later amended by planning permission ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping, namely to introduce projecting balconies on the southern (Canalside) and eastern (courtyard) elevations only and remove green wall.”*

This planning permission is one of a series of amendments sought to the original planning permission for the “Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping” granted on 11<sup>th</sup> May 2016 under LPA ref. 2014/7908/P, as set out and summarised below.

**Site Background and Planning History**

Application Type	LPA reference	Description	Decision	Decision Date
<b>Section 73 (S73-1)</b>	2017/1407/P	To vary Condition 25 of LPA ref. 2014/7089/P) to allow for separate contracts to be let for demolition and construction. Granted alongside a Deed of Variation to the Section 106 agreement.	Approved	28 <sup>th</sup> Nov 2017
<b>Non-material Amendment</b>	2017/6720/P	Non-Material Amendment application to LPA ref. 2014/7089/P for “Alterations to Block A lightwell and railings, omission of GF balcony, removal of	Approved	9 <sup>th</sup> Feb 2018

<b>(NMA-1)</b>		courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift".		
<b>Non-material Amendment</b>	2019/2549/P	A Non-Material Amendment application to LPA ref. 2014/7908/P was submitted 16th May 2019 as part of the PAA agreement, proposing amendments primarily related to the rearrangement of the cores to enable construction contracts for the superstructure and improve efficiency of the building.	Withdrawn	n/a
<b>Section 73 (S73-2)</b>	2019/3403/P	Sought the variation of condition 2 and the removal of condition 12, incorporating various design changes such as the rearrangement of the cores and the creation of larger family sized units	Approved	10 <sup>th</sup> Sept 2019
<b>Section 73 (S73-3)</b>	2019/5155/P	To vary the energy strategy and confirm the use of ASHP within the development, via the variation of condition 7, and align this with the relevant clause of the S106, involving associated relocation of plant rooms and alterations to elevations to facilitate this energy strategy. Planning permission was granted alongside a Deed of Variation	Approved	10 <sup>th</sup> Jul 2020
<b>Section 73 (S73-4)</b>	2020/3219/P	To introduce projecting balconies on the southern (Canalside) and eastern (courtyard) elevations only and remove green wall.	Approved	17 <sup>th</sup> Mar 2021
<b>Non-Material Amendment (NMA-2)</b>	2021/3265/P	Alterations including amendments to ground floor layout involving replacement of 20sqm residential floorspace with commercial space, provision of door on Bonny St and increased height of balustrading to planning permission ref. 2020/3219/P dated 17/03/2021 (an amendment to planning permission ref. 2014/7908/P dated 11/05/2016).	Approved	24 <sup>th</sup> Aug 2021

It should be noted that an application for the Approval of Details Reserved by Condition 22 (Piling Method Statement Compliance) of planning permission 2014/7908/P (dated 11/05/2016) was granted 12<sup>th</sup> March 2019 under application reference 2017/2056/P. The applicant submitted a visual survey of the condition of the waterway wall as of January 2019, including photographic evidence. The Canal & River Trust reviewed this information and confirmed it was satisfied with the information provided.

**Planning Condition 15 (Waterway Survey) Attached to Planning Permission 2020/3219/P**

Condition 15 (Waterway Survey) of planning permission 2020/3219/P states:

*“At the end of the construction work, and prior to occupation of the development, the waterway wall should be resurveyed, and a report submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust which outlines evidence of any damage caused to the waterway wall by the construction work and if necessary a method statement and repairs schedule (including a programme of implementation) to make good any damage.*

*Any such works shall be carried out in accordance with the approved method statement and repairs schedule prior to occupation of the development.*

*Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies A1, D1, D2, C5 and C6 of the Camden Local Plan 2017.”*

In accordance with the wording of Condition 15 a Visual Survey Report has been prepared by Beckett Rankine which concludes that there were no observed changes since the initial inspection that impact the sheet pile wall's structural integrity. The wall was found to be generally in a good condition; no evident defects were identified, and the sheet piles appeared to be straight with no deformation or damage. Regarding the concrete capping beam on top of the masonry blockwork wall slight deterioration has occurred since the previous inspection however this is age-related. The report concludes that the masonry blockwork wall is in a condition that would be expected for a masonry wall of significant age. No obvious cracks were identified, or signs of scouring observed, and the overall structural integrity of the concrete covered masonry blockwork wall remains uncompromised. Regarding the capping beam and concrete topping, the damage to the concrete capping beam and topping has increased since the initial inspection, with additional minor abrasions and chippings along the edge being observed. These are considered to be due to local impacts and are not a sign of degradation of the capping beam or topping. The larger cracks previously thought to have been caused by thermal cracking or settlement have not developed and no new major cracking that could have resulted from construction works was observed.

It should be noted that there is no recommendation or requirement for making good or for repairing any damage noted in the report as nothing has been identified that requires rectifying thus a method statement and repairs schedule is not necessary for the discharge of this condition.

**Contents of Application Submission**

In accordance with the wording of the above planning condition, the following documents have been prepared and are submitted with this application to discharge Condition 15 (Waterway Survey):

- The completed application form;
- This covering letter produced by ROK Planning;
- The relevant planning application fee [REDACTED] and
- Visual Survey Report prepared by Beckett Rankine (dated 1<sup>st</sup> August 2022).



**ROK Planning**  
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I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Tiahna Joshi [REDACTED] or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



**Matthew Roe**  
Director  
ROK Planning

