

Application ref: 2023/0923/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 24 March 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Connect Architecture  
223 South Park Road  
London  
SW19 8RY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**32 Crediton Hill**  
**London**  
**Camden**  
**NW6 1HP**

Proposal: Pre-commencement details submitted in relation to condition 7 (Parts A and B) of approved application 2022/4587/P regarding land contamination risk assessment, the submission of: a site investigation and remediation method statement.

Drawing Nos: Cover letter Ref 32 Crediton Hill, REAR garden - Geo-Environmental Assessment - 2021/5567/P dated 5 December 2022 BY ILVUM Engineering Services, 330-E-001-000, Exploratory Hole Log Borehole SA1, Exploratory Hole Log Borehole SA2, Exploratory Hole Log Borehole SA3, Exploratory Hole Log Borehole SA4, Exploratory Hole Log Borehole SA5, Analytical Report Number: 22-86158 issued 06/10/2022 by Milvum Engineering Services.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval.

Condition 7, Parts A and B:

The submitted report has been assessed by the Council's land contamination

team and is found to be acceptable. The submitted report addresses Parts A and B of condition 7 for the required site investigation and remediation strategy.

The site investigation is considered satisfactory, and the proposed cover system of 510mm is considered appropriate for the given concentrations recorded.

This submission completes the pre-commencement parts of condition 7, parts A and B. Following completion of the remediation works in the rear garden, a verification report (Part C of condition 7) should be submitted for approval, detailing the measures undertaken in line with the remediation strategy. This would complete the requirements of condition 7.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2022/4587/P). The above complies with the requirements of policies G1, D1, A1 and DM1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that although all pre-commencement parts of conditions/conditions relating to planning permission granted on 24th February 2023 (reference 2022/4587/P) have now been discharged, Part C of condition 7 remains to be discharged.
- 3 Please note if the engineered cover system of 350mm thickness is adopted this will need to ensure there is no potential for end users to encounter the underlying soils, i.e. anti-dig layer or puncture-resistant membrane.

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