

Application ref: 2021/0799/P  
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Date: 30 May 2023

**Development Management**  
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Orcadian Planning  
Windy Nook  
Chorleywood Bottom  
Herts  
WD3 5JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Maryon House**  
**Goldhurst Terrace**  
**London**  
**NW6 3EY**

Proposal:

Details of land contamination ground investigation report required by condition 16 (part b) of planning permission ref: 2016/3545/P dated 11/05/2018 for the construction of a four storey residential building with basement to provide 11 residential units, associated landscaping and refuse store to the front of the site following demolition of existing four storey residential building.

Drawing Nos: Phase 4 Validation Report ref. 22/35145, dated April 2023.

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

Informative(s):

#### **1 Reasons for granting approval**

Condition 16 required the submission of a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas, and following approval of the written programme, an investigation to be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] to be submitted

for approval.

A written programme of ground investigation and scheme of remediation measures has already been submitted to discharge part (a) of condition 16 (under application ref 2018/5070) and the applicant has now provided a remediation report to fully discharge the condition.

The Council's Environmental Health Officer has assessed the submitted documents and confirmed the report is satisfactory and meets the remediation requirements set out for the site. The verification report confirms removal of up to 870mm and 1090mm material in soft landscaped areas, and placement of concrete crush, a geotextile membrane and >300mm topsoil. It is understood where roots were present near surface that levels were brought up by 300mm to allow placement of cover soils. Testing undertaken on the imported topsoil indicates it is chemically suitable for use. Waste movement records have also been provided. Condition 16 (b) is therefore recommended for approval.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies A1 and A5 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2016/3545/P granted on 11/05/2018, which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer