

Application ref: 2023/0797/P
Contact: Patrick Marfleet
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Date: 7 July 2023

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RUFFARCHITECTS
205 Wardour Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

70-86 Royal College Street
London
NW1 0TH

Proposal:

Details required to part discharge condition 13 (land contamination) of planning permission 2020/0728/P (Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a mixed Class C2/D1 healthcare facility (Sui Generis).

Drawing Nos: 372864 L01 (00) Radon

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

Informative(s):

- 1 Condition 13 requires details of land contamination site investigation works for the presence of soil and groundwater contamination and landfill gas to be submitted and approved.

The submitted documents have been reviewed by the Council's Land Contamination Officer and are generally considered acceptable. However, in order to fully discharge the condition, we will require details of radon monitoring to be provided prior to occupation of the building. As such, condition 12 can be

part discharged.

As such, the proposals are in general accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 2 The applicant is reminded that details of radon monitoring will be required to be submitted and approved on completion of the development for the condition to be fully discharged.
- 3 You are reminded that conditions 3, 4, 10, 12, 21 of planning permission 2020/0728/P are outstanding and require details to be submitted and 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer