

Application ref: 2022/2404/P
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Date: 12 October 2023

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Brooks Murray Architects
The Arts Building, Morris Place
Unit 1, Second Floor
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
51 Unit A
Calthorpe Street
London
Camden
WC1X 0HH

Proposal:

Details pursuant to Condition 5 (Hard and soft landscape details), 9 (Green roof details), 10 (Chartered engineer details), 14A & 14B (Preliminary risk assessment) & (Site investigation scheme) granted under planning permission reference 2018/1142/P dated 26/01/22 for Change of use from offices (Class B1a) to create a mixed use scheme of office use (Class B1a) and 8 self-contained flats (Class C3) (2x 1 bed, 4x 2 bed and 2x 3 bed); mansard roof extension to main building; roof extension to rear part of building; creation of internal mezzanine floors; excavation to create basement; associated works

Drawing Nos: 061069-EN-XX-00-DR-L-703-P01, 061069-EN-XX-00-DR-L-702-P02, 061069-EN-XX-00-DR-L-701-P01, 061069-EN-XX-00-DR-L-603-P01, 061069-EN-XX-00-DR-L-601-P01, 061069-EN-XX-00-DR-L-503-P01, 061069-EN-XX-00-DR-L-502-P02, 061069-EN-XX-00-DR-L-501-P01, 061069-EN-XX-00-DR-L-303-P02, 061069-EN-XX-00-DR-L-301-P02, 061069-EN-XX-00-DR-L-302-P03, Phase 1 Desk Study GWPR4574/DS/January 2022 by geotechnical and environmental consultants, Phase II Site Investigation Report GWPR5153/GIR/February 2023 by geotechnical and environmental consultants.

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

Informative(s):

- 1 Condition 5 requires the submission of details for hard and soft landscaping, condition 9 requires details of the green walls. The details submitted on the proposed plans show the full details of the hard and soft landscaping at lower ground, ground and first floors and full details of the proposed living green walls at the lower ground floor. These detailed plans and details are considered to be acceptable. They have also been checked by the council's tree officer and they consider the details submitted to be acceptable to discharge both conditions 5 and 9.

Condition 10 requires details of the qualification of the chartered engineer who is appointed to inspect, approve and monitor the critical elements of both the permanent and temporary basement construction works throughout the duration of construction. The details provided of the engineer appear to meet the criteria of professionals within the basement planning guidance (2021) and therefore would be acceptable to discharge condition 10.

Condition 14 requires details to address the risk associated with land contamination through parts A-D. The contamination report concludes that the concentrations of contamination in the soil were found to be generally below levels of concern, which indicates no special measures are necessary with respect to the long term human residential users. The reports submitted have been considered by the council's contamination land officer and are deemed suitable to discharge conditions 14 A-C.

However on completion of the remediation works on site, applicants are advised to provide a Final Verification Report for the site. Condition 14D can be discharged following submission and approval of the Final Verification Report, therefore this condition is partially discharged.

The full impact of the proposed development has already been assessed by the planning permission ref. 2018/1142/P dated 26/01/2022.

As such, the details are in general accordance with Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.


- 2 You are reminded that conditions (3 Waste storage, 4 Sample of materials, 6 Details of cycle storage, 14D Land Contamination, 15 Details of ventilation system, 16 Air quality monitoring) of planning permission granted on (26/01/2022 ref.2018/1142/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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer