

Application ref: 2023/5019/P  
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Date: 22 February 2024

**Development Management**  
Regeneration and Planning  
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Tal Arc Ltd.  
2a Crescent Road  
London  
N3 1HP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**11-12  
Grenville Street  
London  
WC1N 1LZ**

Proposal:

Details of the Programme of Investigation pursuant to condition 16 part B of planning permission 2021/6078/P dated 06/05/2022 (for: the change of use of upper floor offices class (E) to residential (C3) use to provide 5 x residential units (1 x studio, 3 x 1 bed and 1 x 2 bed erection of a 2 storey 2 bed dwelling with basement, consolidation of the existing ground floor retail and cafe (E) to provide a replacement retail/restaurant (E) and installation of replacement kitchen extract plant; erection of a 1st to 3rd floor rear infill extension and external alterations to the front elevation including reopening of the side entrance door, replacement windows, shopfront and roof)

Drawing Nos: Verification Report No: 23-10-12 by Geo Integrity and Verification Report by Geo Integrity No: 23-12-03.

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

Informative(s):

1 Reason for granting approval:

Condition 16 part B requires the submission of a programme of investigation, for a photographic record of the nature of the formation level soils must be taken including the submission of at least two samples from the formation level soils and specifically tested for TPH and VOCs. The level of the information/samples are required due to a potential risk of vapour given the previous land-use as a domestic garage.

The Council's Land Contamination Officer has reviewed the submitted Environmental Report, which notes that the photographs of the formation soils in the basement excavation provided indicate that made ground is present which comprise of brick and metal, overlying natural sand and gravel deposits interpreted to be the Lynch Hill Gravel Member. Furthermore, no obvious visible staining or odour was reported and the two samples of the formation soils were collected (in line with previous recommendations) and tested for VOCs and TPH. All samples recorded concentrations below laboratory limit of detection (as well as below GACs).

It should also be noted that the development does not include any area of soft landscaping, it is agreed that no cover soils are required on site. In addition, the formation inspections, photographs and laboratory detailed in the report indicate no unacceptable risk remains on site. Thus, the report submitted is therefore considered satisfactory to discharge condition 16 (b) of 2021/6078/P. Part A of the condition was discharged under application ref. 2022/1971/P.

The full impact of the proposed development has already been assessed. The details are in general accordance with policies G1, D1, A1 and DM1 of the Camden Local Plan 2017 and sufficient to fully discharge the condition.

- 2 You are advised that all conditions relating to planning permission dated 06/05/2022 reference no: 2021/6078/P 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 2023.

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