

Application ref: 2023/4557/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Quod
21 Soho Square
London
W1D 3QP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park
Villas containing existing Aspen House
gymnasium and garages.**

Proposal:

Details required by condition 8 (ground contamination) of planning permission reference 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016, 2020/0549/P dated 17/02/2020, and 2019/4998/P dated 25/09/2020) for the provision of residential units and replacement Tenants and Residents Association Hall and associated works across two sites following demolition of Aspen House, gymnasium, and garages at Maitland Park Villas and Grafton Terrace, and TRA Hall.

Drawing Nos:

Cover Letter (prepared by Quod, dated 24/10/2023); MPI_P01 Rev PL02; MPR-TMA-ZZ-GF-GA-L-100004 Rev C03; Remediation Verification Report (prepared by Socotec, dated 01/10/2023).

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

Informative(s):

- 1 Reasons for granting permission:

Condition 8 requires details of land contamination site investigation works, including a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas, and a subsequent investigation in accordance with the approved programme and written scheme of remediation measures (if necessary). A written report detailing the remediation should also be submitted for the full discharge of the condition.

Parts (a) and (b) of this condition have already been discharged; part (a) was discharged on 13/03/2017 under reference 2017/0661/P, and part (b) was discharged on 23/02/2021 under reference 2020/4873/P. However, the condition was not able to be fully discharged until the written report detailing the remediation as proposed in the written scheme of remediation approved under application ref. 2020/4873/P had been reviewed and approved in writing by the Council. This has now been submitted as part of this application.

The submitted report has been reviewed by the Council's Land Contamination Officer, who raised concerns regarding clean cover soils within public open space (as per the remediation strategy) and the specific area of the removal of existing materials to formation level. The applicant provided follow-up details to this including a topsoil plan, and confirmed that clean cover was placed to 1m within public open space and surface material air spaded in the vicinity of trees. The report also confirms the implementation of a clean cover system within private garden areas, with testing confirming the suitability of the soils placed. As such, the Land Contamination Officer has confirmed that they are satisfied that the information provided is sufficient to fully discharge condition 8.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with Policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017, and the condition can be fully discharged.

- 2 You are reminded that conditions 37 (Music from TRA Hall), 38 (sound limiter), 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) of planning permission 2014/5840/P dated 31/03/2015 (as amended) 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer