

Application ref: 2023/4541/P  
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Date: 3 May 2024

**Development Management**  
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24 Hertford Road  
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N15QT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land Adjacent To 23  
Carol Street  
London  
NW1 0HT**

Proposal:

Submission of details of 10b (scheme of remediation for land contamination), 11 (Evidence of sustainable design features and climate change adaptation), 12 (evidence of energy saving and renewable energy technologies) and 13 (replacement tree planting) pursuant to permission ref 2017/5590/P (for a three-storey plus basement live-work unit, service yard and associated landscaping).

Drawing Nos: Cover letter from Lisa Shell dated 23/10/2023; Proposed Ground floor plan CRL/GA/001./AF; Proposed soft landscaping CRL/DC/P/001; SAP Calculation sheet dated 29/09/2023; Ground Source Heat Pump Pack ref. BPUK19-30; Energy Performance Certificate by Elmhurst dated 29/09/2023; Certificate of Air Permeability Test 0855-E-01 dated 15/05/2023; Water Efficiency Report by Baseenergy ref. 11522; Ventilation Systems Test Certificate by Weldatube Mechanical dated 12/06/2023; Contamination Removal Certificates CJM311222; Verification Report dated 02/04/2024; Hortloam Topsoil information sheet; Letter regarding Topsoil Analysis Report dated 26/04/2016.

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

Informative(s):

## 1 Reasons for granting approval of details:

Condition 10 - A preliminary risk assessment and remediation strategy was approved previously in March 2019. In order to fully approve condition 10b a verification report was required. A verification report has now been submitted confirming contaminated soils removal down to 600mm. This was accompanied by details confirming the methodology and certification of the replacement soil and capping material as being fit for purpose and in line with the specifications prescribed in the approved ground investigation and remediation report. The Council's Contaminated Land Officer has assessed the submitted details and has confirmed they are acceptable. Condition 10 parts a and b can now be fully discharged.

Condition 11 (Evidence of sustainable design features and climate change adaptation) - This requires evidence of sustainable design and climate change adaptation measures in accordance with the approved Sustainability Statement (prepared by OR Consulting Engineers dated 10 August 2017). The submitted information entails details of ground source heat pumps, water efficiency measures, mechanical ventilation system and building air permeability performance. The Council's sustainability officer has been consulted on the details and welcomes the air tightness rating of 3.75 and the inclusion of ground source heat pump technology in the scheme. The water efficiency measures are demonstrated through the submitted water efficiency report to meet the Camden Local Plan para 8.55 target of 110 litres per day total building water use by internal and external consumption. The details are therefore considered to meet the requirements of condition 11.

Condition 12 (evidence of energy saving and renewable energy technologies) - This condition requires the development to achieve a 19% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 20% reduction in carbon dioxide emissions through renewable technologies unless it can be demonstrated that such provision is not feasible. Evidence of compliance is submitted in the form of the Energy Performance Certificate 'B' rating; 'SAP' Calculation sheets (as built). The Council's sustainability officer has been consulted on the submitted information and confirms this meets with the target values required by the condition.

Condition 13 (replacement tree planting) - Condition 13 requires details of replacement tree planting. The approved scheme entailed the removal of various trees and shrubs all category C. In replacement of these are; to the rear of the site 6 x silver birch and 2 x multi-stem Persian Ironwood trees; and to the front a clump of 4 x hawthorn along with a semi-formal row of 4 x silver birch addressing the street. The replacement planting, particularly the semi-mature silver birch specimens at the front are considered to restore the visual amenity of the site adding some welcome greenery to the street scene as well as replacing lost habitats and thus meets the requirements of condition 13.

As such the submitted details are considered to address the requirements of the above mentioned conditions to planning permission 2017/5590/P and are in general accordance with policies A1, A3, DM1, CC1, CC2, CC3 and D1 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2017/5590/P granted on 05/07/2018 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer