

Application ref: 2024/1227/P
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Date: 21 June 2024

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Hodges Architects Ltd
46 Tolworth Park Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
72 Leather Lane
London
EC1N 7TR

Proposal:

Details to discharge Condition 10 (Validation Report) of planning permission 2016/6366/P dated 15/05/2017 for the 'Demolition of existing roof and erection of two storey rooftop extension in order to create 4 additional residential units (Class C3), infilling of existing lightwells, internal reconfiguration and shopfront restoration. Creation of new fire escape route between Nos. 80 and 82'.

Drawing Nos: Remediation Verification Letter (prepared by Cameron Environmental, dated 21/03/2024)

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

Informative(s):

1 Reasons for granting approval:

Condition 10 (Environmental Phase 1 Desk Study) requires a risk assessment and sampling exercise of the dust identified in Cameron Environmental's Phase 1 Desk Study dated November 2016, (Doc Ref: RMC/Aug/16/01/P/Phase1/Final/rc) to be submitted to and approved in writing by the Local Planning Authority.

Approval of details permission ref. 2019/2939/P (dated 03/12/2019), to partially discharge condition 10 (Environmental Phase 1 Desk Study) of 2016/6366/P, included an assessment demonstrating a suitable sampling protocol for subfloor voids and wall cavities and sufficient data to make a statistically valid assessment of the risks. It was inferred from the submitted report that elevated levels of metals i.e. Pb Cu Cr & Zn were identified in building materials associated with the former jewellery workshops i.e. units 3, 10 & 12. The receptors most likely to be at risk are site workers involved in the demolition and refurbishment works due to inhalation and ingestion of dust particles and future occupants due to inhalation and ingestion of dust residue on existing surfaces finished by plastering.

The condition states that, if necessary, a scheme of removal, mitigation and validation shall be submitted to and approved by the Local Planning Authority (LPA) and shall be completed prior to occupation. A remediation strategy dated 25th October 2019 was submitted, which included verification testing. These recommendations and testing results should be carried out on site and confirmation, summarised in a Validation Report, which has been submitted under the current application, to demonstrate the remedial work has been undertaken as specified.

The Council's Land Contamination Officer has reviewed the submitted Validation Report and is satisfied that the evidence provided is sufficient to discharge Condition 10 such that no unacceptable risks remain at the site to future users of the land nor to any identified receptors.

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 reminded that Condition 13 (Energy Strategy) of planning permission 2016/6366/P dated 15/05/2017 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



Daniel Pope

Chief Planning Officer