

Application ref: 2024/1616/P
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Stantec
2 Kings Hill Avenue
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ME19 4AQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

11-12

Ingestre Road

London

NW5 1UX

Proposal:

Discharge of condition 16 (Contamination Management Risk Assessment) pursuant to planning permission 2018/4449/P granted on 18/08/2021, for 'Erection of a six storey building plus single storey basement to provide 50 Assisted Living residential units (1 x 1 bed, 41 x 2 bed, 8 x 3 bed), following demolition of the existing building together with associated communal facilities, plant equipment, landscaping and 8 car parking spaces' Drawing Nos: LMB Geosolutions Ltd – Ground Investigation and Assessment report dated July 2021 and LMB Geosolutions Ltd - Summary of Land Contamination Assessment and Risk Management Actions for 11-12 Ingestre Road - dated 09/04/2024

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

Informative(s):

- 1 Reasons for granting permission/consent

Condition 16 of planning permission 2018/4449/P requires that at least 28 days

prior to the development commencing, a written detailed scheme of assessment of the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), in order to protect future occupiers of the development.

Full details have been provided in a report from LMB Geosolutions Ltd. - Ground Investigation and Assessment dated July 2021 and LMB Geosolutions Ltd - Summary of Land Contamination Assessment and Risk Management Actions for 11-12 Ingestre Road - dated 09/04/2024, which have been assessed by the Council's Environmental Health Contaminated Land officer.

The reports are considered satisfactory, with the conclusions indicating there is no unacceptable risk to end users noting the majority of made ground will be removed from the excavation for the basement (including the shallow elevated lead and petroleum hydrocarbon concentrations previously recorded), and that the majority of the site will be hard covered, with the soft landscaped areas in raised planters. A sufficient number of gas monitoring visits have been undertaken to assess the site, with a low risk identified.

Consequently the details can be discharged in accordance with the terms of the condition.

- 2 You are reminded that conditions 5 (Waste Management Plan), 10 (SUDS), 11 (Fire Safety), 12 (Water efficiency), 14 (Living roof/walls), 18 (Fixed Plant Noise), 23 (PVs), 24 (Reuse and restoration) and 25 (Electric charging points) of planning permission granted on 18/08/2021 Ref: 2018/4449/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



Daniel Pope
Chief Planning Officer