

Application ref: 2024/2902/P
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Date: 4 September 2024

Development Management
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London Borough of Camden
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K Bava Architects Limited
113 Muswell Avenue
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

35 A Broadhurst Gardens
South Hampstead
London
NW6 3QT

Proposal:

Discharge of conditions 2 (cycle storage) 3 (ground investigation) 4 (asbestos survey) and 5 (water) of planning permission 2018/1961/P, granted 21/06/2018 for change of use from a recording studio (B1c light industrial use) to residential (C3 use) comprising 1x2 bedroom flat with off-street parking.

Drawing Nos: Discharge of Conditions, July 2024, Rev B; Ground Contamination Report, AM/JK/JN1124 rev 1, 25th June 2018; Asbestos Refurbishment/Demolition Survey.

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

Informative(s):

- 1 Condition 2 (cycle storage) requires details of secure and covered cycle storage for 2 cycles to be provided. A photograph has been provided showing the cycle storage that has been installed, which is a front wheel locking cycle rack. This has been reviewed by Council's Transport Planner who has stated that while such a rack would not normally be supported as it offers a poor level of security and stability, on this occasion, given that it has already been put in place and is located in the rear garden and accessed via the side security gate,

it is considered acceptable. As such, it is recommended that condition 2 is discharged.

Condition 3 (ground investigation) requires a written programme of ground investigation to be provided. A ground contamination report has been provided whereby testing has been undertaken that has identified potential pollutant linkages for lead and arsenic. The report recommends the removal of topsoil and some of the made ground in the proposed garden area and replacement with 600mm of certified clean subsoil and topsoil.

This remediation will be supplemented with a watching brief with further notification of the council if further contamination is identified. In relation to the land contamination watching brief, any notification should immediately be sent to planning@camden.gov.uk - It is recommended that condition 3 is discharged.

Condition 4 (asbestos survey) requires a pre-refurbishment asbestos survey to be submitted. An asbestos survey has been provided which has been written by a suitably qualified person and confirms that no asbestos was identified. As such, it is recommended that condition 4 is discharged.

Condition 5 (water) requires details to demonstrate the proposed internal water efficiency. Information has been submitted which demonstrates that the total internal water consumption (litres/person/day) is 93.38. This is acceptable as it is below the 105/l/p/d requirement applied to applications granted today. This information has also been reviewed by Council's Sustainability Officer who has not raised any concerns. The internal measures proposed to ensure the development has been designed to cope with potential flooding includes paving installed on pedestals, water butt and a green roof. The submitted details are considered sufficient for condition 5 to be discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on amenity, water and flooding or transport.

As such, the submitted details are in general accordance with the requirements of policies A1, CC3 or T1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2018/1961/P granted on 21/06/2018 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 the National Planning Policy Framework. 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