

Application ref: 2024/4236/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 2 December 2024

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

ECE Architecture Limited
76 Great Suffolk Street
London
SE1 0BL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Charlie Ratchford Centre
Belmont Street
London
NW1 8HF

Proposal:

Details for condition 11c (Land Contamination) for planning ref 2020/5063/P dated 05/11/2021 for Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height for to provide self-contained residential flats (Use Class C3) and associated work.

Drawing Nos: Validation report (Rev A) (November 2024), Top Soil submission (TPG-TS-006)

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

Informative(s):

1 Reasons for granting permission/consent-

This application is to discharge parts C of condition 11 regarding land contamination. Parts A and B of condition 11 have been discharged and approved under application reference 2021/5877/P.

The contamination land team have reviewed the submitted documents and the

additional topsoil results. Overall they indicate the material is chemically suitable for use within the soft landscaped areas and therefore point C (and condition 11) can be fully discharged.

The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and DM1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that conditions 18 (Photovoltaic panels), 19 (Air Source Heat Pumps), 21 (Drop-box details), and 23 (Bird and bat box details) of planning permission ref. 2020/5063/P dated 05/11/2021 are outstanding and require details to be submitted.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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