

Application ref: 2024/4821/P
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Date: 14 January 2025

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Divine Ideas
115 Bulwer Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
53-55 Chalton Street & 60 Churchway
London
NW1 1HY

Proposal: Details to discharge Condition 13 (Land Contamination) of planning permission 2016/5266/P dated 30/10/2020 for the 'Erection of part 4 part 2 storey plus basement building, comprising 46 room hotel (C1 Use Class) fronting Chalton Street and Churchway (following demolition of existing building); in association with application 2016/3174/P [70 Churchway] erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 4x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class) to allow for offsetting of residential accommodation (following demolition of existing building)'.

Drawing Nos: Land Contamination Details (Condition 13)

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

Informative(s):

- 1 Reasons for granting permission.

Condition 13 (Land Contamination) of planning application ref. 2016/5266/P (dated 30/10/2020) requires that prior to commencement of any works on site, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved

by the LPA in writing.

The submitted documents have been reviewed by the Council's Land Contamination Officer and are generally considered acceptable. Confirmation has been given by the applicant that no areas of soft landscaping are proposed on site, and that no further works are required with regards to clean cover soils in soft landscaped areas. As such, Condition 13 can be discharged.

The full impact of the development has been considered during the determination of the original application.

As such, the proposals are in general accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Conditions 1 (Tree Planting), 2 (Extract Ventilation), 5 (Detailed drawings/samples), 9 (SUDS), and 10 (Solar PV) of planning permission 2016/5266/P (dated 30/10/2020) 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 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 blue rectangular background.

Daniel Pope
Chief Planning Officer