

Application ref: 2024/5558/P  
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Date: 14 March 2025

**Development Management**  
Regeneration and Planning  
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Mountford Pigott LLP  
50 Kingston Road  
New Malden  
KT3 3LZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Alpha House**  
**Regis Road**  
**London**  
**NW5 3EW**

Proposal:  
Details pursuant to condition 9a&b (contaminated land) of planning permission ref. 2023/0093/P (dated 05/07/24) for 'Demolition of the existing building and the construction of a self-storage facility (Use Class B8) and flexible office space (Use Class E(g)(i)), together with vehicle and cycle parking and landscaping'.

Drawing Nos:  
Remediation specification (prepared by Campbell Reith, dated February 2025); Land Quality statement - Revision P07 (prepared by Campbell Reith, dated February 2025).

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

Informative(s):

- 1 Condition 9 has three parts to it and this decision relates to parts a and b only, which require a site investigation and remediation method statement, respectively. A written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas together with two rounds of additional information has been submitted and reviewed by the Council's Contaminated Land officer.

The investigation revealed various contaminants present in the ground. Asbestos was detected in three samples quantified between 0.001% and 0.084%. These were positioned in areas of proposed hardstanding and beneath buildings. Protective measures for construction workers including PPE and dust suppression were recommended in the report.

Gas monitoring recorded methane up to 4.2% in BH03 on one occasion in 2021. During the 2024 investigation, no methane was recorded above 0.1%.

Carbon dioxide was recorded above 5% on several occasions with a maximum of 11% in 2024. It is noted that use of purge and recovery tests in ground gas risk assessments are reported to be unreliable and can give misleading indications of ground gas risk.

In terms of the remediation statement, the Contaminated Land officer noted that where asbestos is encountered/recorded at the formation inspection, then the cover system thickness should be reassessed at that stage. With regards to the gas, the tertiary plot provided indicates a low risk source (mix of made ground/and microbial respiration). Whilst elevated gas has been recorded on occasion, it is noted that no flow has been reported. The site is classified as CS1, noting the low risk from sources identified on site and no flow recorded. This is considered acceptable provided a watching brief is maintained throughout the development works. Where any potential sources of contamination (including hydrocarbon-impacts) that are considered to pose a risk of ground gas generation are identified, then the risk assessment should be updated at that stage.

In order to fully discharge condition 9, a final verification report is required on completion of the works to confirm the remediation activities proposed in the RMS have been completed, and confirm any findings or updates to the risk assessment (including the gas risk assessment) from the watching brief during the development works. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil, and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

The submitted details are in general accordance with policy A1 of the London Borough of Camden Local Plan 2017 and parts a and b of condition 9 can therefore be discharged.

- 2 In order to fully discharge condition 9, a final verification report is required on completion of the works.

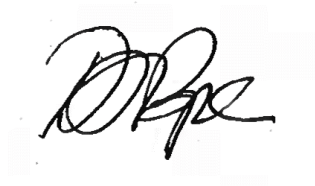
You are reminded that conditions 6, 7, 8, 10, 11, 12 and 15 of planning permission ref. 2023/0093/P (granted under appeal ref. APP/X5210/W/24/3337347) are outstanding and require details to be submitted and approved.

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