

Application ref: 2025/0737/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 24 April 2025

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

Unit 6
237 Long Lane
London
SE1 4PU

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land Adjacent To 49 Lamble Street
London
NW5 4AS**

Proposal: Details required by part (c) of condition 12 (contaminated land) of planning permission 2023/3311/P dated 24/04/2024 (Erection of a three storey dwellinghouse and associated works).

Drawing Nos: 055-E(02)-001; Remediation Statement and Discovery Strategy (prepared by Integrum, dated 20 February 2025).

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

Informative(s):

1 Reasons for granting approval:

Part (c) of condition 12 required a remediation method statement to be submitted to and approved by the local planning authority. This statement was required to detail any remediation works and needed to be designed to mitigate any remaining risks identified in the quantitative risk assessment, as well as include a strategy for dealing with previously undiscovered contamination.

Permission 2024/3558/P granted on 14/02/2025 discharged parts (a) and (b) of this condition, which required a preliminary risk assessment and site investigation. These documents were previously reviewed and found to be sufficient to meet the requirements of these parts of the condition.

To satisfy the requirements of part (c) of the condition, the applicant has

submitted a remediation statement and discovery strategy. This has been reviewed by the Council's Contaminated Land Officer, who has noted the remediation measures such as the removal of made ground to a 1m minimum depth in paved and soft landscaped areas, the replacement with a clean imported soil suitable for domestic use, the inclusion of a granular capillary break in soft landscaped areas, and imported clean granular fill for the paved courtyard. The officer has confirmed that the remediation strategy is sufficient to discharge part (c) of the condition.

Upon completion of the development, a verification report should be submitted, detailing remediation works undertaken in line with the method statement and including certification of chemical testing confirming that the imported materials are suitable for use in a domestic garden area, evidence of the cover soils placed and removal of 1m of soils in the paved and landscaped areas, and verification of the installation of gas protection measures in line with a CS2 classification.

As such, the requirements of part (c) of condition 12 have been met, and the condition can be discharged accordingly.

The full impact of the proposed development has already been assessed as part of application 2023/3311/P dated 24/04/2024.

On this basis, the submitted details are sufficient to ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, and part (c) can be discharged.

- 2 The applicant is reminded that part (d) of condition 12 (contaminated land) of planning permission 2023/3311/P dated 24/04/2024 is still outstanding and needs to be discharged once works have been completed.

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



Daniel Pope
Chief Planning Officer