

Application ref: 2025/0546/P
Contact: Kristina Smith
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Date: 25 April 2025

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Ryder Architecture
Middlesex House
34-42 Cleveland Street
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Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)
Approval of Details Granted

Address:
**100 and 100a
Chalk Farm Road
London
NW1 8EH**

Proposal: Details pursuant to conditions 7 (land contamination) and 9 (waste water heat recovery) of planning permission ref. 2024/0479/P (dated 27/11/24) for Demolition of existing buildings and redevelopment of the site to provide two new buildings of between 6-12 storeys containing affordable homes, purpose-built student accommodation, ground floor commercial space together with public realm, access, plant installation, and other associated works

Drawing Nos: Waste water heat recovery technical note (prepared by Whitecode consulting) datd 30th January rev P01; Technical specifications prepared by Zypho; Geo-Environmental, Remediation Strategy & Verification Plan, GE22556/RSVP/FEB25, dated February 2025.

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

Informative(s):

1 Condition 7 - Land contamination

A previous site investigation undertaken in June 2024 recorded made ground to a maximum depth of 5.90m bgl, comprising brick, concrete and flint. Minor concentrations of hydrocarbon and lead contamination were identified at shallow depth within two locations in the made ground and chrysotile asbestos fibres were identified in one location.

The proposed remediation includes a basement construction that will remove the majority of made ground, and the placement of access roads, car parking and ground floor slabs which will cover the entire development area. This will form a suitable cap in areas where there is residual made ground left in place.

Validation proposals include inspecting/validation removal of soils, testing of made ground soils remaining in-situ and appropriate waste categorisation.

The remediation strategy is considered acceptable, given the majority of made ground will be removed and where any made ground is left in place, the construction of the development will comprise a cap, breaking any link between any potential residual contamination and the future site users, with validation testing proposed for soils remaining in-situ to confirm their suitability.

To fully discharge the condition, a written report detailing the remediation shall be submitted to the LPA and approved in writing prior to occupation.

Condition 9 - Waste Water Heat Recovery

Following more detailed design stage, the Waste Water Heat Recovery (WWHR) system was found to be less efficient than that modelled at planning stage and subsequently it could not fulfil the full carbon offset at Be Lean stage.

A site-wide residual carbon figure of 42 tCO₂ was approved in the Energy Statement however, the pre-implementation proposals are for 47 tCO₂. The applicant has explored alternative options to bridge the gap and has maximised solar PV panels at roof level and the COP of the heat pump. The remaining gap has been addressed through the payment of a carbon offset 'top-up'. This was calculated at (£95 x 5 tCO₂ x 30 years =) £14,250.

The Council's Energy and Sustainability officer has reviewed the information and finds it expedient to discharge the condition.

The full impact of the scheme has already been assessed.

As such the submitted details are in general accordance with policies D1, CC1, C1 and A1 of the Camden Local Plan 2017. Condition 7 can be partially discharged and Condition 9 can be discharged.

- 2 You are reminded that further information is required with respect to condition 7 in order to fully discharge the condition.

Refer to the decision notice for a full list of conditions that must be discharged prior to works commencing (with the exception of demolition or site clearance).

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer