

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/07/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Richard Black				2012/2894/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Granby House Granby Terrace London NW1 3SA				Phase 1 & 2 Environmental & Geotechnical Investigation No. 3259/11 at Granby House, Granby Terrace, London.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Details pursuant to condition 7 (programme of ground investigation) of planning permission granted 23/02/09 subject to a S106 agreement dated 23/02/09 (ref. 2007/0291/P) as amended by 2008/4883/P for demolition of existing building and erection of a four storey building with offices (Class B1) at ground floor level and 5 self-contained flats above (Class C3).							
<b>Recommendation(s):</b>		Partial approval of details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site is not located within a Conservation Area, and the building is not listed; it is within a strategic view corridor; it is within close proximity to Regent's Park and Mornington Crescent underground station. The site has been cleared in preparation for building works to commence.

## Relevant History

2007/0291/P - Demolition of existing building and erection of a four storey building with offices (Class B1) at ground floor level and 5 self-contained flats above (Class C3). Granted - 23/02/2009.

## Relevant policies

### LDF Core Strategy and Development Policies

CS16 – Improving Camden's health and well-being

## Assessment

The application relates to an approval of details pursuant to condition 7 (programme of ground investigation) of planning permission granted 23/02/09 subject to a S106 agreement dated 23/02/09 (ref. 2007/0291/P) as amended by 2008/4883/P for demolition of existing building and erection of a four storey building with offices (Class B1) at ground floor level and 5 self-contained flats above. The applicable condition states:

*No development shall take place until: a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details. c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.*

*Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy SD10B of the London Borough of Camden Replacement Unitary Development Plan 2006.*

The Council's Contaminated Land Officer has reviewed the site investigation details and considers these acceptable for the development type and the known risks but goes on to state they have not provided enough data for us to confidently approve the entire condition.

The Council's Contaminated Land Officer asks that they provide an unexpected finds strategy with a provision for a consultant to be called in on a watching brief if adverse ground conditions are identified. The strategy should include a written commitment from the ground worker to report unexpected finds of adverse contamination. The Council would also like to see this strategy include a small number of ad hoc inspections during the foundation and demolition works e.g. 4 or 5.

Part C will then be discharged once the consultant provides a written verification report detailing site visits, any reported adverse ground conditions and a written statement from the ground worker that no adverse ground conditions were identified.

Please note, that ground workers should be made aware that knowingly permitting the retention of contaminated material on a site such that the Part 2A regime comes into force would make them potentially liable for future clean up costs.

**Recommendation**

Grant partial approval of details - part A only.

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