

Delegated Report		Analysis sheet		Expiry Date:		13/08/2010	
		N/A		Consultation Expiry Date:		26/07/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/3306/P			
Application Address				Drawing Numbers			
26-28 Rochester Place London NW1 9JR				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of ground investigation pursuant to condition 13 of planning permission dated 1/5/2007 (ref: 2007/0524/P) for the demolition of existing warehouse building (Class B8) and construction of a four storey building including car parking at basement level, commercial units (Class B1) at ground and first floors and 13 residential units (Class C3) at second and third floors.							
Recommendation:		Discharge Condition 13					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/A						
CAAC/Local groups comments:	N/A						
Site Description							
<p>The application site is situated at the intersection of Rochester Place and Rochester Mews, adjoining the rear of the residential properties located at 10-15 Wilmot Place and 56-59 Rochester Road. Planning permission was granted on 1 May 2007 for the demolition of the existing warehouse and construction of a four storey building with commercial units at ground and first floor and residential units at second and third floor level.</p> <p>Although the site is not located within a conservation area, the northern and eastern boundaries of the site adjoin Rochester Conservation Area. The immediate neighbours to these boundaries are residential terraces with gardens abutting the boundary. To the south of the site are two-storey residential properties located in Rochester Mews and commercial buildings of between one and four storeys situated on the west side of Rochester Place. As such, the overall character of the immediate area is mixed, although Rochester Place is predominantly commercial/industrial in character.</p>							
Relevant History							
2007/0524/P - Demolition of existing warehouse building (Class B8) and construction of a four storey building including carparking at basement level, commercial units (Class B1) at ground and first floors and 13 residential (Class C3) units at second and third floors. Granted 01/05/2007.							

2008/6003/P - Submission of details of a refuse strategy pursuant to condition 20 of planning permission dated 01/05/2007 (2007/0524/P) for demolition of existing warehouse building (Class B8) and construction of a four storey building including car parking at basement level, commercial units (Class B1) at ground and first floors and 13 residential (Class C3) units at second and third floors. **Withdrawn 12/02/2009.**

2009/3645/P: Details of a refuse strategy pursuant to condition 20 of planning permission dated 01/05/2007 (2007/0524/P) for demolition of existing warehouse building (Class B8) and construction of a four storey building including car parking at basement level, commercial units (Class B1) at ground and first floors and 13 residential (Class C3) units at second and third floors. **Granted 23/09/2009**

Relevant policies

Planning Policy Statement 23: Planning and Pollution Control

Replacement Unitary Development Plan 2006

SD6 – Amenity for Occupiers and Neighbours

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Proposal

The application seeks to discharge Condition 13 (Ground investigation) of planning permission 2007/0524.

Condition 13 reads:

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.

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 Contractor has been in discussions with the applicant prior to the submission of the details which relate to the ground investigation. A full Site Investigation Report as well as a Geotechnical Interpretative Report has been submitted for formal approval.

The report recommends 1m of clean cover across the site. The Council's Contractor considers the recommendation and information submitted to be acceptable to discharge the condition a - b. However, an informative will be added to the permission to state that the applicant is advised to submit a verification report to the Council for its approval to ensure that all approved remediation measures were implemented in accordance with the submitted detailed reports.

Therefore, the detailing in both reports is considered to provide satisfactory information and as such, the condition can be discharged.

Recommendation: Discharge Condition 13

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

