

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>08/06/2009</b>	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Bethany Arbery				2009/1976/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Site at 2-12 Harmond Street and 34 Chalk Farm Road Harmond Street London NW1 8DJ				Refer to draft decision notice.			
<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 of ground investigation for soil and groundwater contamination and landfill gas pursuant to Condition 9 of planning permission dated 23/09/08 (Ref: 2008/2981/P) for the erection of a part 2, part 4-storey building with two basement levels to provide student accommodation comprising 192 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings).							
<b>Recommendation(s):</b>		<b>Approve details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		N/A					
<b>Local groups comments:</b>		N/A					

## Site Description

This application relates to a cleared rectangular site (0.16ha) lying between Harwood Street and the rear of residential properties in Hartland Road. The site which is enclosed by hoardings is currently being used as a temporary car park although this is not an authorised use. A pair of low-rise buildings last in use as light industrial (Class B1c) and storage (Class B8) were cleared from the site c.2001. It is situated behind a petrol filling station fronting Chalk Farm Road and there is a right of way providing access to the plot across the forecourt of this garage. The site also incorporates a 3-storey restaurant building fronting Chalk Farm Road adjacent to The Lock Tavern public house.

Part of the site (that to the rear of No. 34 Chalk farm Road) is allocated within the UDP Schedule of Land Use Proposals with a preferred use as '*residential or mixed use including residential with B1*'. The site is not within a conservation area, but the Harwood Street Conservation Area (designated in 2005) adjoins the site to the north and includes those properties to the west, on the opposite side of Harwood Street. Most of the site is located within the Kentish Town Area and the part of the site fronting Chalk Farm Road is within the Camden Town Centre.

There is a mixture of land uses in the area, with the development along Chalk Farm Road being largely commercial in nature, dominated by the nearby Stables and Camden Lock Markets. These busy retail operations are a popular attraction and have a lively atmosphere that contrasts with the quieter residential terraced properties in the roads surrounding the application site.

## Relevant History

### PEX0100700

Planning permission was **granted** on 08/08/03 for an amendment to planning permission PE9700537R3 for redevelopment of the site by the erection of a building on basement, ground and two storeys for light industrial use (Class B1c), warehousing (Class B8) and offices (B1a) together with associated servicing arrangements comprising the formation of an additional basement level for office (B1a) use together with a glazed roof over a central atrium, installation of roof plant and minor alterations to the rear facade.

### PEX0200879

Planning permission was refused at appeal on 19/01/04 for erection of a building comprising two basement floors, lower ground, ground and two upper floors providing a total of 6,335 square metres containing a 149 bedroom hotel (Class C1) and a health and fitness club (Class D2) and ancillary restaurant/cafe and retail unit. The appeal (submitted on grounds of non-determination) was **dismissed** on the grounds that a residential or mixed-use scheme would be preferable in policy terms and that it would have resulted in an unacceptable impact on highway safety and local parking conditions.

### 2005/5573/P

A planning application was submitted on 03/01/06 for redevelopment of the site involving the erection of a six-storey building comprising basement, lower ground, ground and three upper floors to provide student accommodation consisting of 282 self-contained rooms and ancillary facilities (Sui Generis). The application was **withdrawn** on 21/04/06 following officer concerns.

### 2006/5796/P

A planning application was submitted on 05/02/07 for demolition of existing buildings and the erection of a four-storey plus two basement level building for student accommodation comprising 308 self-contained study rooms and ancillary facilities (Sui Generis). The application was **withdrawn** on 02/05/07 following officer concerns.

### 2007/6339/P

Planning permission was **refused** on 13/03/08 for erection of four-storey building with two basement levels to provide student accommodation comprising 235 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings).

### 2008/2981/P

Planning permission was **granted** on 23/09/08 for erection of a part 2, part 4-storey building with two basement levels to provide student accommodation comprising 192 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings).

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### **London Borough of Camden Unitary Development Plan (2006)**

SD10B Contaminated land and uses

### **Camden Planning Guidance (2006)**

Section 12: Contaminated land

## Assessment

Planning permission was granted in September 2008 for demolition of the existing buildings and the erection of a building comprising part two-storey and part-four-storey plus two basement levels to provide student accommodation comprising 194 self-contained study rooms (Sui Generis) and ancillary facilities including communal areas, a reception/snack bar, laundry room, storage facilities and bike stores.

The former uses of the site could have potentially led to contamination of the site. Adjacent land uses, which include a petrol filling station, may also have led to contamination migrating onto the site. The permission was therefore granted subject to a condition requiring appropriate site investigation for soil and groundwater contamination and landfill gas to be undertaken. A report detailing a desk study and ground investigation have been submitted to the Council. The report was referred to Environmental Health for consideration. They have advised that the investigations have shown only minor concentrations of elevated contaminants. They state that given this and that the entire site is going to be excavated to a depth of 8m it is not considered that any further works are required to ensure the site is suitable for its proposed end use. They have recommended that condition 9 be discharged in its entirety.

**Recommendation:** Approve details.

## **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***