

Delegated Report		Analysis sheet		Expiry Date:		05/02/2008	
		N/A / attached		Consultation Expiry Date:		N/A.	
Officer				Application Number(s)			
Victoria Lewis				2007/6251/P			
Application Address				Drawing Numbers			
Unit B Imperial Works 1A Perren Street London NW5 3ED				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Site investigation report pursuant to condition 2 of planning permission dated 08/11/2005 (2005/3740/P) for works to raise the existing roof by 2 metres and install new windows to the east elevation to facilitate the installation of a mezzanine floor; location of external condensers to the northern end; all in conjunction with change of use from Industrial (Class B2) to use as a Television Production Studio with ancillary offices (Class B1c).							
Recommendation(s):		Granted					
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: *Please Specify		N/A					

Site Description

Imperial Works is a collection of several diverse industrial buildings at the end of Perren Street. The application site is Unit B, which is a single storey Victorian brick structure with a two-storey sloping-ridge apex roof that drops in height from the south to the north end.

The building is bordered by the railway track viaduct to the west, a three storey converted office building to the south (1A Perren Street), a 5 storey office building (Unit C) to the east and a newly converted residential building to the south east (1 Perren Street).

The application site was previously used as a powder coating and finishing works, and was vacated earlier in 2005.

The site is not in an identified employment area but is in the Inkerman Conservation Area.

Relevant History

2007/1322/P - Details of roof panelling pursuant to condition 3 approved scheme 2005/3740/P dated 8/11/05 for the raising of the roof in association with the change of use from industrial to television production studio. This application was WITHDRAWN.

2006/5526/P - Submission of details pursuant to condition 2 (site investigation) of approved scheme 2005/3740/P dated 8/11/05 for works to raise the existing roof by 2 metres and install new windows to the east elevation to facilitate the installation of a mezzanine floor; location of external condensers to the northern end; all in conjunction with change of use from Industrial (Class B2) to use as a Television Production Studio with ancillary offices (Class B1c). This application was REFUSED for the following reason:

The information submitted does not include an investigation across the entire site and therefore fails to demonstrate that the contamination of the site has been adequately mitigated, to safeguard future occupiers, contrary to policy SD10 of the London Borough of Camden Replacement Unitary Development Plan 2006.

2006/2423/P - Amendment to planning permission dated 8th November 2005 (ref 2005/3740/P for the works to raise the existing roof by 2m, install new windows to the east elevation to facilitate the installation of a mezzanine floor; location of external condensers to the northern end, involving relocation of the refuse storage and cycle parking to the rear of the building, creation of a pedestrian access to the rear of the building, amendments to rooflight and window positions to the south and west elevations, installation of an obscure glazed screen to the south elevation and installation of 1 additional air condensing unit. – GRANTED.

2005/3740/P - Works to raise the existing roof by 2 metres and install new windows to the east elevation to facilitate the installation of a mezzanine floor; location of external condensers to the northern end; all in conjunction with change of use from Industrial (Class B2) to use as a Television Production Studio with ancillary offices (Class B1c) – GRANTED.

Relevant policies

SD10 – Hazards

Assessment

Overview

The applicant seeks to discharge condition 2 of permission reference 2005/3740/P which reads as follows:

Development shall not be commenced until a detailed site investigation covering the full extent of the site, accompanied by a detailed human health risk assessment and any measures required for remediation shall be submitted to and approved by the Council.

Reason: The preliminary assessment of the ground contamination highlights the presence of contaminants on site which would require more detailed examination and possible remediation measures in accordance with policy EN10 of the Unitary Development Plan 2000.

Development is well underway on site and was at the time of application reference 2006/5526/P, which also sought to discharge this condition. This application was refused because the investigation only covered part of the site. Following this refusal the applicant took samples from a number of other locations across the site, as advised by the Council. The samples and supplementary information have indicated there would be no risk to human health.

Condition 2 should have been discharged before development commenced. However, if the Council refuses to discharge it, there will technically be no planning permission for the site. Whilst this is not ideal, given that the condition was required to ensure no harm to human health and it has been demonstrated there will be no harm, the provisions of policy SD6 have been complied with and it is recommended that the condition be discharged.

Recommendation

That condition 2 be discharged.

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