

Delegated Report		Analysis sheet		Expiry Date:		28/11/2007	
		N/A		Consultation Expiry Date:		13/11/2007	
Officer				Application Number(s)			
Bethany Arbery				2007/5032/P			
Application Address				Drawing Numbers			
Former Hobbs Warehouse Land to rear of 122 Gloucester Avenue London NW1 8HX				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of ground investigation for soil and groundwater contamination and landfill gas and results and remediation measures pursuant to condition 4 of planning permission granted on 16th September 2005 (2005/3209/P) for works of conversion to existing Class B8/B1 warehouse/office building to provide a mixed-use development with two Class B1 industrial units at ground floor level and two three-bedroom residential units at first floor level.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	N/A						
CAAC/Local groups comments:	N/A						
Site Description							
<p>The application relates to a backland site occupied by a two-storey building that extends across the rear of Nos. 116 to 128 Gloucester Avenue. The site is serviced via a narrow (2.8m wide) vehicular access from Gloucester Avenue located between Nos. 120 and 122. The building was formerly used to provide large warehouse space at ground floor level with offices above. In 2005 planning permission was granted for works of conversion to the building to provide a mixed use development with Class B1 industrial units at ground floor level and 2 residential units over at first floor level.</p> <p>The site is located within the Primrose Hill Conservation Area but is not identified as making a positive contribution to the character and appearance of this area.</p>							

Relevant History

2005/3209/P

Planning permission was granted on 16/09/05 for works of conversion to existing Class B8/B1 warehouse/office building to provide a mixed-use development with two Class B1 industrial units at ground floor level and two three-bedroom residential units at first floor level.

2006/0439/P

Details of cycle storage, ground investigation and entrance gates pursuant to condition Nos. 3, 4 and 6 respectively of planning permission dated 16/09/05 (2005/3209/P) were submitted on 25/01/06. These details were approved on 22/03/06. Condition 4 was not discharged as insufficient information was submitted to satisfy the requirements of this condition.

2006/1323/P

Planning permission was granted on 02/06/06 for amendments to planning permission dated 16/09/05 (2005/3209/P) namely, amended ground & first floor fenestration and repositioning of approved roof terrace.

2007/3900/P

Details of ground investigation pursuant to condition No 4 of the approval of details (2006/0439/P) and the planning permission dated 16/09/05 (2005/3209/P) were submitted on 02/08/07. The application was withdrawn on 11/10/07.

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 2005 for conversion of the application site to a mixed use development comprising Class B1 business floorspace and 2 residential units. The permission was granted subject to conditions. The current application seeks to discharge condition 4 which relates to soil, groundwater contamination and landfill gas.

The information submitted includes a desktop study prepared by K F Geotechnical to determine ground conditions to assist in the design of foundations for development of the site. A detailed site investigation was carried out taking samples for contamination analysis from six locations. The findings of this investigation was that there was no risk to end users of the site due to the hardcover across the site, but that there was an attendant risk to ground workers, but this could be prevented. As a result of the lack of pathway between residual contamination in the ground and end users no remediation method statement was deemed necessary. Samples were taken in the driveway where a water main was to be laid to determine levels of contamination for the water board.

The submitted information has been referred to Environmental Health who have confirmed in an e-mail dated 23/10/07 that on the basis of the information submitted that they have no objection to the condition being discharged.

Recommendation: Approve details

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