

Delegated Report		Analysis sheet		Expiry Date:		12/12/2007	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Thomas Smith				2007/5278/P			
Application Address				Drawing Numbers			
100 Park Village East London NW1 3SR				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of ground investigation for the presence of soil and groundwater contamination and landfill gas pursuant to condition 4 of planning permission dated 9th July 2007 (ref. 2007/0911/P) for demolition of existing offices (Class B1) and redevelopment with a part 3, part 4, part 6 and part 10 storey building comprising 41 self-contained flats (Class C3).							
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:		None					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The application property is a five-storey office building that covers virtually the entire triangular site that is positioned directly west of the junction of Park Village East, Granby Terrace and Stanhope St. The site does not fall in a conservation area.

Relevant History

Planning permission was granted in July 2007 for demolition of the existing offices (Class B1) and redevelopment with a part 3, part 4, part 6 and part 10 storey building comprising 41 self-contained flats (Class C3) subject to a S106 agreement and conditions including the following:

Condition 4: 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.

Relevant policies

SD10b

Assessment

Details of ground investigation for the presence of soil and groundwater contamination and landfill gas pursuant to condition 4 of planning permission dated 9th July 2007 (ref. 2007/0911/P)

Environmental Health Officers have advised that the site investigation report which has been submitted is satisfactory. Although the soil results revealed contamination at the site remediation will not be necessary as the entire footprint of the site will be hardstanding and will not pose a risk to future residents. Therefore, the contaminated land condition may be discharged.

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