

Axiom Architects
FAO. Nigel Maltby
Southerham House
Southerham
Lewes
EAST SUSSEX
BN8 6JN

Application Ref: **2007/1668/P**

Please ask for: **Joe Purcell**

Telephone: 020 7974 **3060**

22 May 2007

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Approval of Details Refused

Address:

**Somerton House
141 Euston Road
London
NW1 2AA**

Proposal:

Details of site investigation works for contaminants pursuant to condition 2 of planning permission granted subject to a section 106 legal agreement date 5th August 2003 (ref. PSX0104117) (for the removal of petrol station and infilling with two levels of additional bedroom accommodation, plus infilling of rear façade to create a total of 57 new hotel bedrooms, including 3 bedrooms for persons with disabilities).

Drawing Nos: Petroleum Environmental survey ref:02/015317; Site investigation works for contaminants report no:RML2673.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 Insufficient information has been submitted to properly conduct a risk assessment of contamination hazards posed to receptors at this site and it has not been



demonstrated that suitable remedial measures have been put in place, contrary to Policy SD10 (Hazards) of the London Borough of Camden Unitary Development Plan 2006.

Informative(s):

- 1 The applicant is advised that further investigation works will be required to address the following points:
 - a) The investigation was conducted as a preliminary investigation. The report states that further testing should be conducted after removal of the Underground Storage Tanks. A complete investigation is required before the condition can be discharged.
 - b) The pollutant linkage conceptual model is not complete: In developing a conceptual model, the report does not consider the pathways of ingress of VOCs or gas into the basement areas; and exposure through landscaped areas.
 - c) The sample plan does not show the location of UST's nor building foot print and site boundary. What is the justification for sample locations chosen?
 - d) Only boreholes DIS1-DIS4 and DIS11 penetrated made ground. More information on the made ground and in particular made ground / London clay interface, is needed.
 - e) Information on UST's is lacking. i.e. details such as volume, contents, age, history. Have they been decommissioned?
 - f) Removal of USTs is planned. Further contamination investigation should be conducted underneath the tanks upon removal.

Please contact Chris Chapman in the Council's Environmental Health Team on 020 7974 5657 for further information on this matter, who will be happy to meet on site and witness the investigation works.

The applicant is reminded that the condition requires that the above investigative works be carried out and a program of remedial measures agreed prior to the commencement of any development at the site.

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