

Delegated Report		Analysis sheet		Expiry Date:			
				Consultation Expiry Date:			
Officer			Application Number(s)				
Neil McDonald			2014/3081/P				
Application Address			Drawing Numbers				
103 Camley Street London NW1 0PF			Letter ref. AD/AD/MP0148/DDAI/8.6.001 from Mansell Construction dated 30.04.2014.				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 21C (Remediation details) of planning permission 2011/5695/P, 30/03/2012 (for demolition of existing industrial buildings and the erection of a 4-12 storey mixed use development comprising student housing, office incubator and residential uses).							
Recommendation(s):		Grant					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No external consultations required					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Former open storage and depot site located adjacent the Regents Canal to the north of the Oblique Bridge on Camley Street. Permission has been granted for redevelopment for student housing, Class C3 housing and an office incubator in a building stepping up to 12-storeys in height. The site borders the Regents Canal Conservation Area. The development is now under construction.

Relevant History

On 31st March 2012 permission was granted for demolition of existing industrial buildings (Class B1c & B8) and the erection of a building ranging from 4-12 storeys to create a mixed use development comprising 307 x student units accommodation (Class Sui-Generis) including student cycle store; 14 x 2-bed, 15 x 3-bed and 11 x 4-bed self-contained residential flats (Class C3); incubator business units comprising 1,653sqm floorspace (Class B1); 2 x retail units of 406sqm (Class A1/A3) and associated works and improvements to public realm including canal footpath (2011/5695/P).

Approvals of details have since been issued in respect of conditions 3a (shop and cafe front), 3b (facing materials), 3c (windows, gates and other details), 3d (balconies and terraces), 4 (facing brickwork), 5 (survey of canal wall), 6 (canalside lighting and cctv), 7 (lifetime homes), 13 (landscaping), 15 (brown roof), 16 (tree protection), 17 (biodiversity enhancements), 19 (appointment of chartered engineer), 20 (play facilities) and 21a (programme of ground investigation) and 21b (ground remediation scheme).

As of the date of consideration of this application details relating to condition 18 (report of watching brief for clearance of warehouse building and vegetation on canal wall) of planning permission 2011/5695/P remain outstanding. These have now been submitted and are currently under consideration. All other conditions requiring submissions of details have been cleared.

Relevant policies

LDF Core Strategy and Development Policies

As listed under reasons for conditions

Supplementary Planning Policies

Camden Planning Guidance 2013

Regents Canal Conservation Area Appraisal and Management Strategy 2008

Assessment

Details are submitted to discharge the requirements of conditions 21c (remediation) of permission reference 2011/5695/P.

Condition 21c states:

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 Local Planning Authority; 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 Local Planning Authority. c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Local Planning Authority.

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 CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

The submitted details confirm that all approved remediation works have been carried out and that no further works subject to the report scope since the issue of the Interim Verification report have been required. The Council's Environmental Health Officer for contaminated land who has been consulted on this information has advised that this is acceptable.

Recommendation: Grant approval of details and discharge condition 21c