

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/09/2014	
		N/A		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Nanayaa Ampoma				2014/3956/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
39 & Part 40 College Crescent London NW3 5LB				Please refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Detail pursuant to condition 11 (soil groundwater details) following planning permission granted 1/10/2009 (2008/5896/P) for the change of use and redevelopment involving the erection of a three storey building comprising 6x dwellings, plus basement, following the partial demolition of No.39 College Crescent (work shop, Class B1) and western wing of No.40 College Crescent (known as Palmers Lodge).							
<b>Recommendation(s):</b>		<b>Discharge condition</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups comments:</b>		N/A					

## Site Description

The site incorporates no. 39 College Crescent and a 1930s annexe attached to the western elevation of no. 40 College Crescent. It has an area of approximately 0.13 hectares.

No. 39 College Crescent, formerly stables and ancillary buildings attached to no. 40 College Crescent but now a separate planning unit, is identified as being a positive contributor to the Fitzjohns/Netherall Conservation Area. The building was damaged by a fire in 1998, and recently the most affected sections were demolished. The main section of the building fronting onto College Crescent is relatively intact, alongside two freestanding gables. This building has historically been in Class B1 use, most recently as a car-washing centre and previously as an industrial garage. It is currently vacant and in a somewhat dilapidated state following the fire.

No. 40 College Crescent is Grade II Listed and was previously in use as a nurses home owned by the Royal Free Hampstead NHS Trust. In 2004 the building was refurbished and the applicants state that the building is now in use as a backpacker's hostel, with the 1930s annexe vacant.

The site is bounded to the north by College Crescent, to the west by a block of residential flats at College Court, and to the east by the remainder of No. 40 College Crescent. To the south are shops fronting onto Finchley Road.

## Relevant History

**2008/5896/P:** Change of use and redevelopment involving the erection of a three storey building comprising 6x dwellings, plus basement, following the partial demolition of No.39 College Crescent (work shop, Class B1) and western wing of No.40 College Crescent (known as Palmers Lodge) – **Granted subject to S106 at Committee.**

## Relevant policies

### NPPF (2012)

### LDF Core Strategy and Development Policies (2010)

#### Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS19 Delivering and monitoring the Core Strategy

#### Development Plan Policies

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

## Assessment

This application follows a previously approved scheme under reference 2008/5896/P for Change of use and redevelopment involving the erection of a three storey building comprising 6x dwellings, plus basement, following the partial demolition of No.39 College Crescent (work shop, Class B1) and western wing of No.40 College Crescent (known as Palmers Lodge). As part of this permission conditions were attached. Condition 11 states” *No development shall take place until a programme of investigation, and any subsequent remediation where necessary, for the presence or soil and groundwater contamination, or landfill gas, has been submitted to and approved in writing by the LPA; no dwelling shall be occupied until any necessary works have been carried out as approved and a verification report submitted and approved by the LPA*“. The current application hopes to discharge this condition.

The submission included the below documents:

- Cover letter dated 13<sup>th</sup> June 2014
- Site Investigation and Basement Impact Assessment Report, prepared by Geotechnical and Environmental Associates Ltd (GEA) dated 29<sup>th</sup> May 2012
- Topsoil Analysis Report, prepared by Tim O’Hare Associates dated 23<sup>rd</sup> December 2013
- Buildbase Invoice of topsoil purchase dated 14<sup>th</sup> April 2014.

Further to the above details the Environmental Health Officer has confirmed that the information submitted, is considered to be sufficient in this instance to fully discharge condition 11. Therefore this condition is recommended to be discharged.

**RECOMMENDATION: GRANT APPROVAL OF DETAILS**