

Mr. Ian Barden
Genesis Architects Ltd
7 St Margarets Road
Stanstead Abbots
Ware
Hertfordshire
SG12 8EP

Application Ref: **2014/7872/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

26 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1-7 Hargrave Place
London
N7 0BP

Proposal:
Details pursuant to condition 10 (ground investigation report) of planning permission granted on 18/11/14 (reference 2014/3714/P) for erection of 4 storey building comprising light industrial unit on ground floor and 6x flats above following demolition of existing light industrial unit.

Drawing Nos: Phase II Ge0-Environmental Assessment Report by EPS dated 5th November 2014

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 Reasons for granting permission.

The ground investigation indicates that Category 4 Screening Levels (C4SL), representative of low risk residential setting, were exceeded for Lead at 2 (292 mg/kg & 368mg/kg) of the 4 sample locations. However, as there are no proposals



for any soft landscaping at the site Environmental Health officers consider that the levels of lead identified would not represent an unacceptable risk to future site users or workers.

As such, the proposed details are in general 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 proposed development also accords with policy 5.21 of the London Plan 2011; and paragraphs 109 and 120 of the National Planning Policy Framework.

- 2 You are reminded that conditions 5 (Photovoltaics) and 6 (Green roof) of planning permission granted on 18/11/14 (reference 2014/3714/P) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment