

Dominic Papa
S333 Architecture and Urbanism Ltd
70 Cowcross Street
London
EC1M 6EJ

Application Ref: **2014/7816/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

13 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Old Dairy
7 Wakefield Street
London
WC1N 1PG

Proposal: Details of ground investigation required by condition 14a and remediation measures required by condition 14b of planning permission 2011/6032/P dated 14/03/2012 (for redevelopment of site to provide mixed residential/commercial buildings)

Drawing Nos: 1492/10/S101, 1492/10/S102, 1492/10/SK01; Scope of works and specification for site investigation and appraisal ref 1492/10/DJ dated November 2014; Phase 1 Preliminary Risk Assessment by SAS ref 14/22974-1 dated February 2015; Report on Ground Investigation by SAS ref 14/22974 dated February 2015; Summary of Site Investigation findings ref 1492/20/DP dated 18th February 2015; Report on proposed remediation strategy by SAS ref 15/23347 dated March 2015.

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



Informative(s):

1 Reasons for granting permission.

The submitted ground investigation programme and results indicate that there are elevated lead levels and ground gas across the site arising from previous industrial use of the site and thus remediation measures are required. The submitted remediation report identifies appropriate measures to make the site safe for human habitation. Environmental Health officers are satisfied that the ground investigation report and results and the remediation measures proposed are satisfactory. A verification report to show these works have been adequately carried out is required by condition 14c.

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, 120 and 121 of the National Planning Policy Framework.

2 You are reminded that conditions 2 (design details), 4 (sample panel), 5 (landscape), 8 (privacy screens), 12 (ventilation plant), 14c (contaminated land verification), 20c (archaeological results), 21 (bird/bat boxes), 22 (green roofs), 23 (security measures) of planning permission reference 2011/6032/P dated 14/03/12 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