

Ms Joanna Macdonald
Joanna Macdonald Architect
60 North Road
London
N6 4AA

Application Ref: **2015/0225/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

14 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
13 Egbert Street
Primrose Hill
London
NW1 8LJ

Proposal:
Details of soil contamination as required by condition 4 of planning permission (2014/5447/P) dated 10/10/2014 for the erection of rear single-storey infill extension at lower ground level.

Drawing Nos: GEA- Desk study report ref J14364, GEA letter dated 08/04/2015

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

Informative(s):

- 1 Reasons for granting permission.

The aim of the investigation was to provide an indication of the degree of soil contamination which was present, to assess the risk that any contamination may propose the development, its users or the wider environment. Six boreholes were advanced to a depth of 4m via window sampling techniques. Two hand dug trial pits were excavated to depths of 0.63m and 0.95m to determine the configuration



of the footings of the existing buildings. The soil samples were collected and laboratory tested for geotechnical purposes and for the presence of contamination. After the testing, the samples taken were classified as non-hazardous waste. The desk study has revealed that the site has not had a potentially contaminative history, but the adjacent sites to the east and south had been previously occupied by a number of works buildings including a chemical works. The testing found that there were elevated concentrations of lead within two of the samples of made ground. The source of lead contamination was likely to be fragments of metal, paint, ash and coal dust, and made ground was noted to contain fragments of extraneous material. It was considered that the contamination is less likely to be in a soluble form and as such is unlikely to present a risk to adjacent sites. Workers on the site would be protected from the contamination through adherence to normal high standards of site safety. In relation to waste disposal any excavations or landscaping works which are not being re-used should be disposed of to a licensed tip. It is considered that the London Clay which is found at the site should provide a suitable bearing stratum for the support of spread foundations. A method statement has been provided for the sequence of construction works, detailing how the development will be implemented to mitigate damage to neighbouring properties. The remediation information submitted is considered sufficient in order to discharge of condition 4 of planning permission (2014/5447/P) dated 10/10/2014.

- 2 You are advised that all conditions relating to planning permission granted on 10/10/2014, reference 2014/5447/P which need details to be submitted, have been 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