

Mr Mark Chapman  
53-79 Highgate Road  
London  
NW5 1TL

Application Ref: **2015/2311/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

4 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Chant House**  
**100 - 102 Arlington Road**  
**London**  
**NW1 7HP**

Proposal:

Discharge of condition 6A & 6B (Phase I, Environmental Risk Assessment) and Phase II, Geo-Environmental Site Investigation) pursuant to planning permission 2006/5312/P granted on appeal ref. X5210/A/07/2056174 dated 29/02/08.

Drawing Nos: Phase I - Environmental Risk Assessment Dated December 2010 and Phase II (Geo-Environmental Site Investigation, dated August 2011.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 You are advised that conditions 5 (ventilation of and the extraction of fumes) requiring the submission of details to the Council for approval remain outstanding.

Informative(s):



1 Reasons for granting permission.

The proposed seeks the removal of conditions 6A (Environmental Risk Assessment) and 6B (Geo-Environmental Site Investigation) to planning permission 2006/5312/P granted under appeal on 29.02.2008 demolition of the Crown and Goose public house and the snooker hall and erection of a new part 3 storey, part 4-storey building to create 1 x A3 unit at ground floor level and 10 x residential units on upper floors.

The historical land use of the site was a former Power Station (1909-1939) and Unknown Industrial (1952-1954). However, the Phase 1 Assessment does not identify the Power Station in the report which is considered a high risk.

The Phase 2 Site Investigation found marginally elevated concentrations of lead (760mg/kg) and BAP (1.1mg/kg) detected in 1 out of a total of 6 samples of made ground. The report states the proposed hardstanding and building cover across the entire site will break the potential exposure pathways to future site users and therefore the site is considered low risk.

The site had a dropped kerb in the past and the applicant has permission to reinstate this. It is considered the proposed works are too small in scale to result in any likely archaeological impact. As such, no further archaeological work is necessary and that condition 6A (Environmental Risk Assessment) and 6B (Geo-Environmental Site Investigation) of planning permission 2006/5312/P can be removed.

The submitted written scheme of investigation has been reviewed by Environmental Health Team in accordance with the National Planning Policy Framework and the submitted document accords with relevant standards and guidance.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the removal of condition 6A (Environmental Risk Assessment) and 6B (Geo-Environmental Site Investigation) are in general accordance policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 5.21 and 5.22 of The London Plan March 2015, consolidated with alterations since 2011 and chapters 11-16 of the National Planning Policy Framework 2012.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment

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