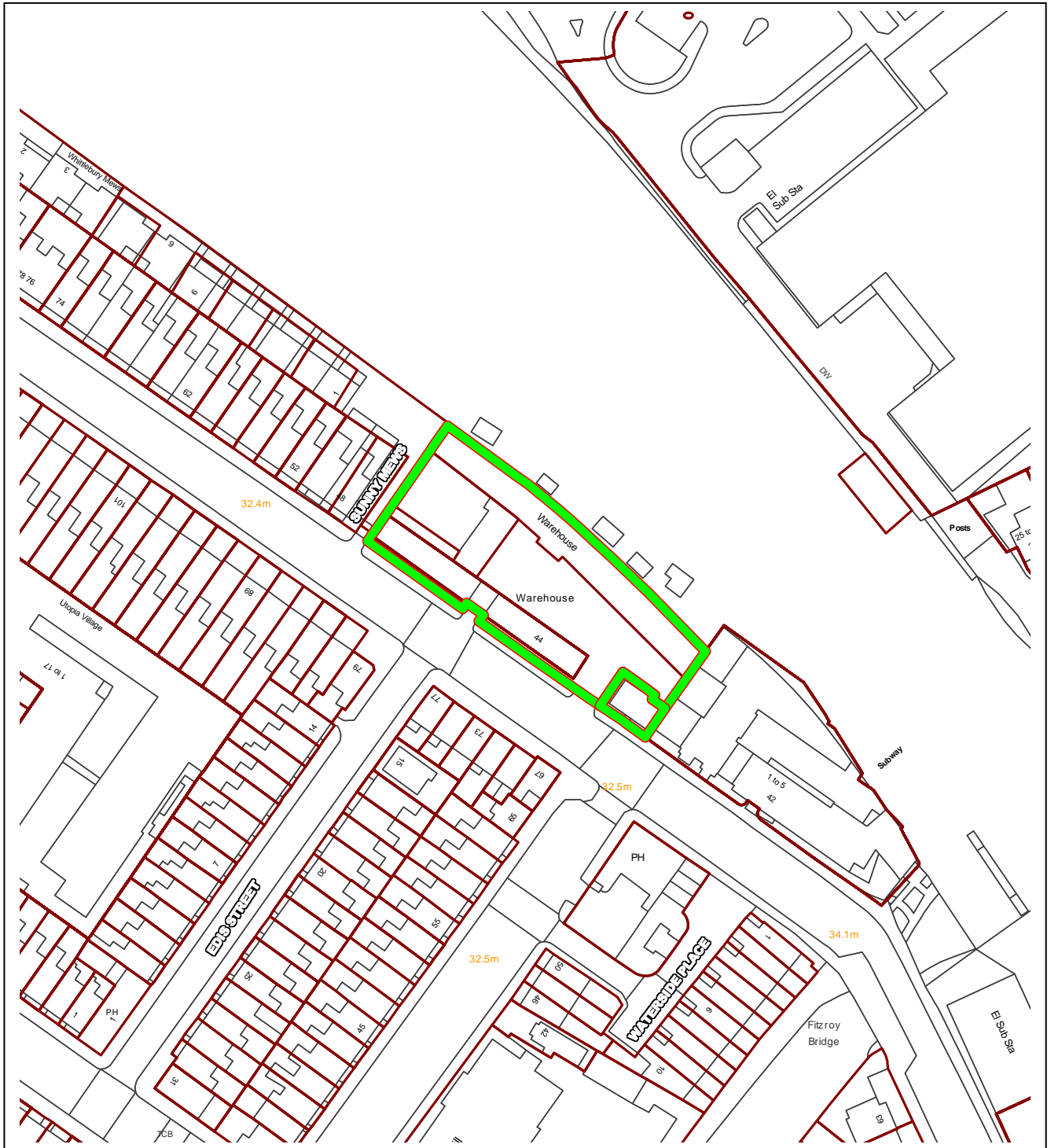
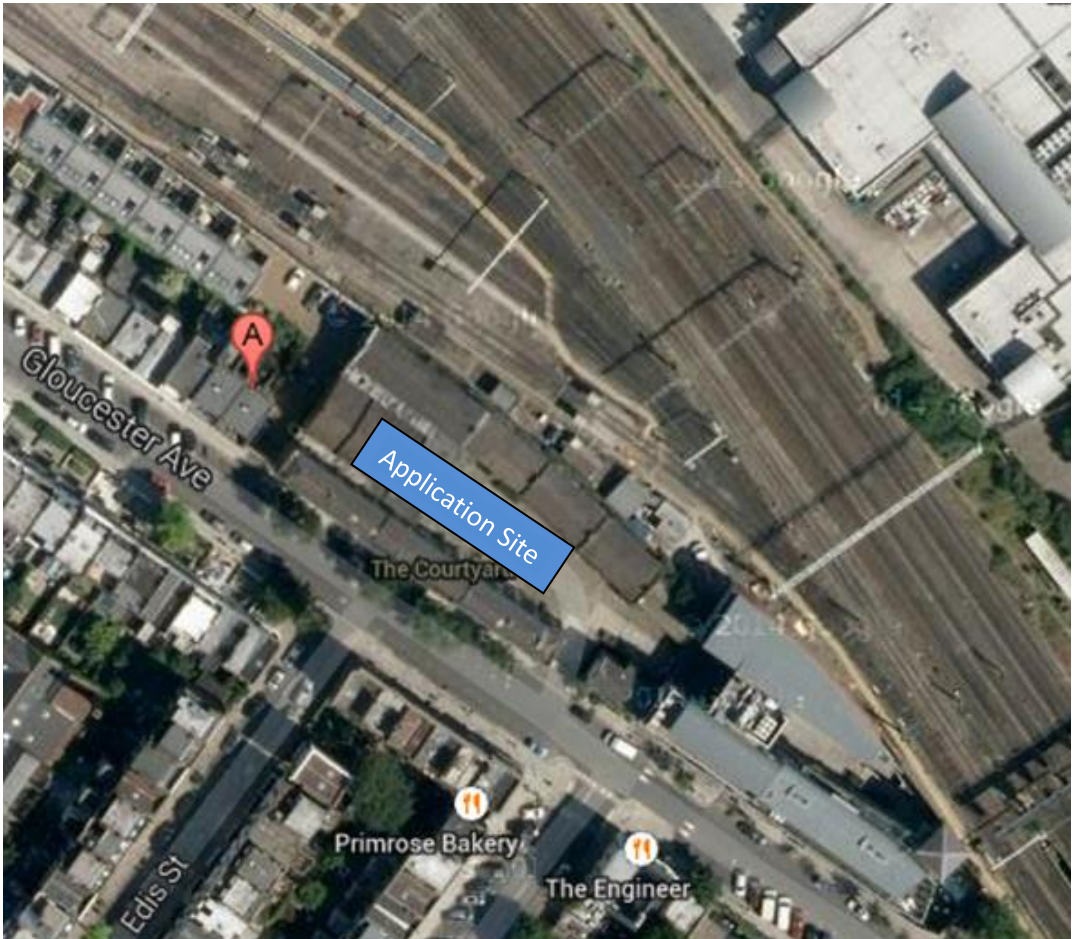


40-44A Gloucester Avenue – 2015/3316/P



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Site Photographs – 40-44a Gloucester Avenue



1. Aerial Photograph of Site



2. Site as viewed from Gloucester Avenue - Principal Building and Former Caretaker's House



3. Site as viewed from Gloucester Avenue - Principal building with vehicular access to internal courtyard area



4. Site as viewed from Gloucester Avenue - Principal Building and Former Caretaker's House



5. **Vehicular access to courtyard from Gloucester Avenue within Principal Building**



6. **Vehicular access to courtyard from Gloucester Avenue between Principal Building and Former Caretaker's House**



7. Caretaker's House as viewed from Gloucester Avenue



8. Side of Caretaker's House as viewed from access onto Gloucester Avenue



9. Site as viewed from Gloucester Avenue looking northwest



10. Internal Courtyard Area looking towards vacant light industrial building - 2012 when used for parking



**11. Internal Courtyard Area looking towards vacant principal building - 2012
when used for parking**

Delegated Report		Analysis sheet	Expiry Date:	14/08/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	NA
Officer			Application Number(s)	
Jonathan McClue			2015/3316/P	
Application Address			Drawing Numbers	
44-44A Gloucester Avenue London NW1 8JD			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of ground investigation required by condition 1 of planning application 2015/0462/P dated 25/03/15 (for Change of use from office (B1) to residential (C3) to provide 1 x 1 bedroom and 16 x 2 bedroom residential units with retention of existing house).				
Recommendation(s):	Grant approval of condition 1			
Application Type:	Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	No formal consultation was undertaken as part of the application process due to the proposal relating to the approval of details.					
CAAC/Local groups* comments: *Please Specify	<p><u>Primrose Hill CAAC objection 03/07/2015:</u></p> <p>The CAAC questioned the completeness in addressing the contamination history of the site. They state that the Electric Telegraph Company owned the property and that there used to be an industrial chimney at the north-east of the site, suggesting that manufacturing processes may have taken place.</p> <p><u>Officer Response:</u></p> <p>The submitted information has been assessed by a Council Environmental Health Officer who confirmed that the information is sufficient and adequate for the purpose of discharging condition 1 in full. The details adequately assessed the historic background of the site, its contamination history and included soil samples and analysis. See section 3.0 Analysis of Submitted Information for further information.</p>					

Site Description

The site is located on Gloucester Avenue in Primrose Hill opposite 2 priority junctions, Edis Street and Princess Road. It is roughly rectangular in shape and is made up of a hard-surfaced central courtyard with 5 vacant buildings of varying heights and design located around the edges.

The southern side of the site along the principal Gloucester Avenue frontage is occupied by a substantial 3-storey 15-bay building: this is the main block of the former Electric Telegraph Company office and dates from the 1860s. It is the principal building on the site and the tallest building in the surrounding area. Apart from this building, on the Gloucester Avenue frontage there is also a modest 2 storey 3-bay house (153sq.m of Gross Internal Area (GIA)), formerly the house of a caretaker when the site was in use as a telegraph office. The front elevation of this building is painted white. Both the main block and house are currently vacant.

The long northern side of the site (backing on to the railway lines which serve Euston Station) is occupied by a 2 storey with basement vacant light industrial building. The eastern end of the site is occupied by a vacant single storey building (adjacent to a recent mixed use office and residential development on the neighbouring site), with the western end and north-western corner occupied by a substantial 2-storey building with a prominent gable-end and a ground floor canopy onto the courtyard. This building is currently vacant and was last used for office use. All of the buildings facing the courtyard are finished in brick.

Relevant History

2015/0462/P: Prior approval was granted for the 'Change of use from office (B1) to residential (C3) to provide 1 x 1 bedroom and 16 x 2 bedroom residential units with retention of existing house' subject so a Section 106 Legal Agreement on 25/03/2015. Two planning conditions were attached relating to contamination and cycle parking spaces.

2015/3106/P: Details of condition 2 (cycle storage) of the above prior approval application were approved on 20/08/2015.

Relevant policies

NPPF 2012

London Plan March 2015, consolidated with alterations since 2011

Local Development Framework 2010

Core Strategy

CS5 (Managing the impact of growth and development)

Development Policies

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG6 (Amenity) 2011

Assessment

1.0 Background

1.1 Prior Approval was granted subject to a Section 106 Legal Agreement on 25/03/2015 for the change of use from office (B1a) to residential (C3) to provide 1x1 bedroom and 16x2 bedroom units. Condition 1 of the approval required a written programme of ground investigation:

“At least 28 days before development commences:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in 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.”

1.2 The application site does not fall within the definition of ‘contaminated land’ as described in part 2A of the Environmental Protection Act 1990, and consequently there are no significant contamination risks associated with the proposed development. The historical land use of the site was a former Telegraph Stores between 1900 and 1939 and Warehouse between 1952 and 1971, both of which the potential for contamination is considered to be low risk. However, the site is located adjacent to former Railway lands/sidings (1871 to 1971), considered medium risk, and there was a former chemical works (1952 to 1971) within 50m of the site which is considered high risk.

2.0 Submitted Information

2.1 The application submitted a "Desk Study and Basement Impact Assessment" by Geotechnical & Environmental Associates which included a Preliminary Contamination Risk Assessment; an analysis of soil contamination (including samples of made ground which were analysed) and information on waste disposal. It is noted that the assessment is based on a separate proposal that includes the large extension of the basement. The prior approval that this condition relates to is for the internal change of use to the buildings only with no ground works or external development proposed.

3.0 Analysis of Submitted Information

3.1 The submitted report was thoroughly reviewed by a Council Environmental Health Officer who confirmed that the information is sufficient and adequate for the purpose of discharging condition 1 in full.

3.2 The chemical analysis revealed some elevated concentrations of lead. No other elevated concentrations of the contaminants tested were identified. Furthermore, the desk study indicated that the site has not had any history of contamination. The exact source of the lead contamination is unknown, although the made ground was noted to contain variable inclusions of extraneous material, which is therefore likely to be the source of the contamination. The contamination is therefore likely to be in a soluble form that would not pose a risk to neighbouring sites or end users via hazardous

vapours. Currently the site is covered entirely by the existing buildings and surrounding areas of hardstanding, a situation which will remain as there would be no external works or ground works with this proposal. As such there is not a pathway by which end users can come into contact with the contamination within the made ground. On this basis, remedial measures are not considered to be required.

4.0 Recommendation: Grant approval of condition 1.

DISCLAIMER

**Decision route to be decided by nominated members on Tuesday the 1st of September 2015.
For further information please click [here](#)**

Miss Anna Russell-Smith
Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2015/3316/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

24 August 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44-44A Gloucester Avenue
London
NW1 8JD

DECISION

Proposal:

Details of ground investigation required by condition 1 of planning application 2015/0462/P dated 25/03/15 (for Change of use from office (B1) to residential (C3) to provide 1 x 1 bedroom and 16 x 2 bedroom residential units with retention of existing house).

Drawing Nos: Desk Study and Basement Impact Assessment Report (ref: J14367) by Geotechnical & Environmental Associates dated January 2015 and cover letter from Montagu Evans dated 11/06/2015.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 You are advised that all conditions relating to planning permission 2015/0462/P dated 25/03/15 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

Director of Culture & Environment

DRAFT

DECISION