

Mr Adrian Miles  
Avanti Architects  
361-373 City Road  
London EC1V 1AS

Application Ref: **2015/5963/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

17 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Tybalds Estate**  
**New North Street**  
**London WC1N**

Proposal: Details required by part (a) of condition 29 (ground investigation report on contamination) attached to planning permission 2013/1014/P dated 13/05/2014 for mixed use development to provide 93 mixed tenure residential units and associated works.

Drawing Nos: Ground investigation report ref GL16481 dated June 2012 by Harrison geotechnical; ground investigation report ref J15072 dated May 2015 by GEA; contamination remediation plan ref 215014-SK-003 dated October 2015

The Council has considered your application and decided to approve details:

Informative(s):

- 1 Reasons for granting permission.

The submitted ground investigation programme report shows that there are elevated levels of contaminants in the soil and that further tests and remediation measures will be required. Environmental Health Officers have reviewed the report and consider that it is acceptable subject to further consideration of investigation



works, and accordingly part (a) of this condition can be discharged only, on the basis that further information on investigation and remediation is submitted later in accordance with part (b).

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.

- 2 You are reminded that conditions 3 (sample panels), 4 (design features), 5 (privacy screens), 6 (privacy measures), 8 (refuse storage), 11 (landscaping), 12 (cycle storage), 15 (CHP plant), 16 (dust suppression), 17 (piling method statement), 18 (water supply infrastructure), 19 (biodiverse roofs), 20 (bat survey), 21 (bird/bat boxes), 23 (tree protection), 25 (building foundations), 27 (drainage scheme), 28 (SUDS), 29(b) (contaminated land investigation and remedial measures), 30 (lighting), 31 (CCTV), 34 (phasing), 36 (CMP), 40 (education measures contribution), 43 (highway works contribution), 44 (environmental works contribution) of planning permission ref 2013/1014/P dated 13/05/2014 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