

Mr Michael Lynas
Lynas Architecture Ltd
Lynas Architecture Studio
3 Arthaus 203
Richmond Road
London
E8 3NJ

Application Ref: **2016/0586/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

18 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
45 Holmes Road
London
NW5 3AN

Proposal:

Details of ground investigation works for the presence of soil and groundwater contamination and landfill gas required by condition 12 of planning permission 2015/3131/P dated 28/01/2016 for; Erection of three storey extension above ground floor level to provide 8 x residential units with associated amenity space, landscaping and servicing.

Drawing Nos: PL (10)100_P2, PL (10)101_P2, PL (10)102_P2, PL (10)103_P1, PL (10)104_P1, PL (10)100_P2, EX (10)300_P1, PL (10)301_P1, Appendix B (Site walkover photosheet), Geo-environmental desk studies (January 2016), CGL exploratory log (April 2014) Groundsure EnvironInsight study (January 2014), GeoInsight report (January 2014), Historic borehole data (1978) historic survey maps (January 2014) and revised Material Management Plan (dated April 2016).

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission:



The submitted reports demonstrate that there is no significant presence of soil and groundwater contamination and landfill gas on the site which pose any risks for its future use and that no remediation measures are required. The reports have been reviewed and considered by the Council's Environmental Health Team to be sufficient to totally satisfy the requirements of Condition 12.

The full impact of the proposed development has already been assessed. The details are therefore 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.

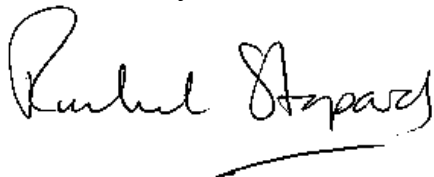
- 2 You are reminded that conditions 5 (lifetime homes features and facilities), 6 (bird and bat boxes), 7 (sustainable urban drainage system), 8 (green roof) and 11 (sound insulation between the commercial and residential units) of planning permission ref. 2015/3131/P granted on 28/01/2016 are outstanding and require details to be submitted and approved. The details for conditions 2 (cycle storage), 9 (hard/ soft landscaping) and 13 (refuse and recycling storage facilities) are currently under consideration.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment