

Mr Gavin Fung  
Sprunt  
First Floor  
20 Northdown Street  
London  
N1 9BG

Application Ref: **2016/2568/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

27 May 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**81 A Bayham Street**  
**LONDON**  
**NW1 0AG**

Proposal: Details required by Condition 14 (Ground Investigation Contractor) of planning permission 2015/0023/P, dated 15/04/2016 for demolition of the existing mixed use building (restaurant and 2 bed flat) and erection of 4 storey building plus single storey roof level, comprising restaurant (Use Class A3) and 6 residential units (2 x studio, 2 x 1 bed, 2 x 2 bed).

Drawing Nos: Site plan, Ground Investigation Specification by IESIS dated 13/01/2016, Programme of works letter by Land Science dated 4th May 2016.

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

#### Informatives:

- 1 Reasons 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 the condition on the permission mentioned above.

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.

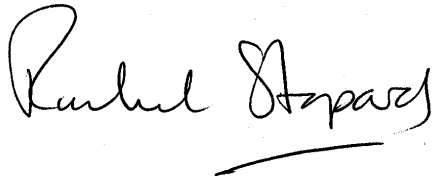
- 2 You are reminded that conditions; 3 (drawings/sample of materials), 5 (Green roof), 6 (SUDS), 8 (Acoustic), 9 (Bat & Bird boxes), 13 (Ventilation system) and 18 (External passageway drawings) of planning permission consent granted on 15th April 2016 reference 2015/0023/P are outstanding and require 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities