

Ms Claire Warnock
Matthew Lloyd Architects LLP
1b the Hangar Perseverance Works
38 Kingsland Road
London E2 8DD

Application Ref: **2017/0244/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

24 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Bourne Estate Portpool Lane
London
EC1N 7UR**

Proposal: Details of remediation scheme as required by Condition 17c of planning permission ref 2012/6372/P (as amended by 2014/6181/P) dated 31/10/2013 (for mixed use development comprising two new buildings).

Drawing Nos: Post Remediation Verification Investigation - Area A (Report No: 14.04.016b) dated January 2017; MCA 0415/06 I and 6475/RS1.

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

Informatives:

- 1 Reasons for approving the details.

Parts A (written detailed scheme of assessment) and B (site investigation) have been discharged through application 2014/3818/P. This application is seeking to discharge part c) of Condition 17 for Block 1 of the development only, with details of Block 2 to come after the relevant remediation works are complete. Therefore, part c) is seeking to be partially discharged.



The above has resulted from a sequencing issue on site where the landscaping cannot be entirely completed until the MUGA is relocated. This cannot be done until the existing tenants move into Block 1. Once this takes place, the section of the landscape (and remediation) will be undertaken to the area of the existing MUGA. The relocation of the tenants into Block 1 will allow the existing building to be demolished.

The remediation report - Listers Post Remediation Verification Investigation for Area A dated January 2017 - has been assessed by the Council's Contamination Officer who finds the details acceptable. Due to the sequencing issues, Officers are comfortable with partially discharging part C with the details for Block 2 to be submitted once the works are done. It would not be feasible to discharge the condition in any other way.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

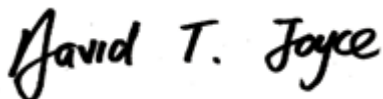
- 2 The applicant is advised that the following conditions associated with planning permission 2012/6372/P dated 31/10/2013 require the submission of further details: 7 (landscaping), which has been partially discharged and 17c (the remaining remediation works for Block 2).

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



David Joyce
Executive Director Supporting Communities