

Mr Samuel Scurlock  
Quod  
Ingeni Building  
17 Broadwick Street  
LONDON W1F 0AX

Application Ref: **2017/0661/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

13 March 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:

**Land bounded by Grafton Terrace  
Maitland Park Villas and Maitland Park  
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas  
containing existing Aspen House  
gymnasium and garages.**

Proposal:

Details of contaminated land (ground investigation) required by condition 8a of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016) for 'provision of 112 residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace'.

Drawing Nos: Site location plan; GL18085-DR002; 25565 TP01 Rev C; Letter (setting out programme of ground investigation) prepared by CET dated 20 January 2017

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



Informative(s):

1 Reason for granting permission

The applicant has submitted a Fieldwork Location Plan, Trial Pit Locations Plan and a programme of ground investigation (GI). The GI programme recommends that future investigation works should focus on the Made Ground and shallow soils that future site users and construction workers are most likely to come into contact with. The GI programme would comprise seven hand dug trial pits and five window sampler boreholes. An experienced geo-environmental engineer would oversee the works to inspect, log and recover samples for environmental testing. If significant contamination is identified then a remediation plan would be devised and agreed with the Local Authority. Any subsequent remediation would be subject to appropriate validation and verification. The ground investigation programme has been reviewed by the Council's environmental health team and is considered acceptable. Condition 8 'part a' can therefore be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is 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 4 (facing brickwork), 7 (SUDS), 8b (ground investigation), 10 (hard and soft landscaping), 17 (detailed drawings and material samples), 20 (parking management plan), 21 (sustainability assessment), 22 (CMP), 26 (level plans), 28 (local employment), 29 (local procurement), and 31 (energy efficiency and renewables plan) of planning permission granted on 31/3/15 ref: 2014/5840/P are outstanding and require details to be submitted and approved.

You are advised that details have been submitted to discharge condition 22 (demolition) and these are being assessed.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning