

Mr. T Slater
21st Architecture
314 Goswell Road
London
EC1V 7AF

Application Ref: **2017/2269/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

7 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Marine Ices
4-8a Haverstock Hill & 45-47 Crogsland Road
London
NW3 2BL

Proposal:
Details of contaminated land in relation to condition 13 (a) of planning permission 2015/0487/P (dated 22/12/2016) for demolition of existing buildings with retention of facade at 45-47 Crogsland Road and construction of a part 4/part 5 storey building.
Drawing Nos: Land Contamination Assessment and Scheme of Remediation prepared by LBH Wembley (dated February 2016)

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

Informative(s):

- 1 Condition 13 (a) requires a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas to be submitted and approved by the local planning authority at least 28 days before development commences.

The Council's Environmental Health officer has reviewed the information submitted



and is satisfied the information is sufficient to discharge part a.) of the condition. Although there is some low level presence of contamination within the made ground, the soil investigation found no exceedances of the screening criteria for commercial properties. In addition, the basement excavation will remove any contaminated made ground on site and there will be no soft landscaping on the site.

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

As such the proposed development is in accordance with policy A1 London Borough of Camden Local Plan 2017.

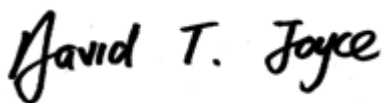
- 2 You are reminded that details in relation to Condition 13 (b) and Condition 8 (details of privacy screen) of planning permission 2015/0487/P need to be submitted to and approved by the local planning authority.
- 3 It is noted that asbestos was detected in the demolition rubble within the location of the former 45 and 47 Crogsland Road. Therefore, the Asbestos risk must be managed in accordance with the Control of Asbestos Regulations 2012.

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
Director of Regeneration and Planning