

Miss Harriet Barber
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2017/2927/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

3 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44-44A Gloucester Avenue
London
NW1 8JD

Proposal:

Details pursuant to Condition 14 (details of ground investigation and no remediation works required) of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class B1a), car parking and landscaping within the courtyard), dated 30/11/2015

Drawing Nos: Desk Study & Basement Impact Assessment Report (January 2015), prepared by Geotechnical & Environmental Associates approved under application ref. 2016/1991/P, cover letter by Montagu Evans dated 23 May 2017.

The Council has considered your application and decided to grant permission

Informatives:

- 1 Reason for granting.
Parts A and B of condition 14 were formally discharged on 5 August 2016 by application reference 2016/1991/P, under which a Desk Study & Basement Impact Assessment Report (January 2015), prepared by Geotechnical & Environmental



Associates, was approved.

Within this report, it was concluded that the site is not considered to be at risk of significant contamination being present. It was, therefore, considered that a remediation strategy would not be required for the site. Furthermore, an informative attached to the decision notice in respect of application 2016/1991/P confirms that a remediation strategy is not required for the site.

This application seeks to confirm that no remediation strategy is required, in accordance with the findings of the 2015 Desk Study & Basement Impact Assessment Report, and that Condition 14 can hereby be fully discharged.

The applicant has submitted a report detailing ground investigation for the presence of soil and any groundwater contamination and landfill gas. The former use of the site was Railway Sidings. The contamination tests revealed elevated concentrations of Lead within 8 of the samples of the made ground.

The council's environmental health officer for contamination analysed the submitted Desk Study and Basement Impact Assessment Report ref: J14367 and deemed it acceptable and as such Condition 14 can be fully 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 for policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and former policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

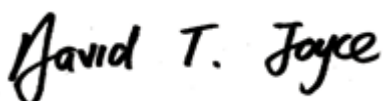
- 2 You are advised that if any soft landscaping is added to the proposals a remediation method statement will be required.
- 3 You are advised that Conditions 3 (sample materials), 10 (extract ventilation), 16 (refuse and cycle stores), 22 (air quality assessment) and 23 (privacy screens) of planning permission 2015/1243/P remain outstanding.

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

