

Mr Theo Theodosiou  
GT Associates  
49 Cedar Rise  
Southgate  
London  
N14 5NS

Application Ref: **2017/2247/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

28 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**97 Camden Mews**  
**London**  
**NW1 9BU**

Proposal:

Details of a programme of ground investigation in relation to condition 17(a) & (b) of planning permission (2016/3638/P) dated 17/01/2017 for change of use from motor repair garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses.

Drawing Nos: Contamination gas report November 2017 ref: 171581/contam/gas, Desk study & stage 1 Risk assessment 171581/DSa with accompanying appendices A, B, C and D ref: 171581/DS

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting approval.

The applicant has submitted a report for Ground Gas Monitoring to state that 2 additional monitoring visits have been carried out on 2 separate occasions which fall below the Threshold Values used by the NHBC Traffic Light Classification



System and the sites are therefore Classified as 'Green' and requiring no Ground Gas Protection Measures.

The Council's Contaminated Land Officer has reviewed the submitted information and has confirmed the report outlining the scope of the works is acceptable and that both parts of the above condition can be discharged.

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

The full impact of the proposed development has already been assessed.

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.

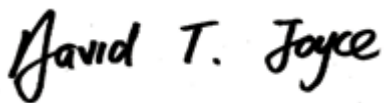
- 2 You are reminded that conditions 4 (Building Regulations compliance), 5 (water usage evidence) and 11 (sustainability measures evidence) of planning permission ref 2016/3638/P dated 17/01/2017 is outstanding and requires details to be submitted and approved.

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



David Joyce  
Director of Regeneration and Planning