

Mr Richard Evans  
WYG  
11th Floor 1 Angel Court London  
EC2R 7HJ

Application Ref: **2017/5859/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

12 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**100 Avenue Road**  
**London**  
**NW3 3HF**

Proposal: Details of a Geoenvironmental Interpretative Report and Laboratory results calculations to discharge condition 14 (1) (land contamination survey and lab results) of planning permission 2014/1617/P dated 18/02/2016 for Demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041 sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350 sqm for community use(Class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.

Drawing Nos: Geoenvironmental Interpretative Report - Revision 2 dated December 2017

The Council has considered your application and decided to grant approval of details.

Informatives:

- 1 Reasons for approving the details.



Condition 14 requires details of an intrusive land contamination survey with written laboratory results (part 1) and a remediation scheme (part 2). This submission has submitted the requirements of part 1, with the remediation scheme to be reserved for future submission (at the relevant time).

The submitted report has undertaken a data review and completed a supplementary investigation to the preliminary risk assessment and site investigation undertaken as part of the original planning submission. The supplementary investigation comprised of six window sampler boreholes and three hand dug pits to target identified potential sources of contamination and to provide additional site coverage.

The findings of the investigations indicate that measured concentrations of contaminants are below relevant screening criteria. Asbestos was not encountered. Based on the gas monitoring undertaken, one elevated concentration of carbon dioxide was recorded; however, the gas risk assessment has concluded that the concentrations recorded in this borehole are not representative of typical maximum concentrations beneath the site. Therefore, gas protection measures are not required.

Based on investigations to date, remediation/mitigation measures include removal of existing tanks and substation, asbestos survey and appropriate mitigation works by a specialist contractor, the correct design of concrete, provision of a growth medium in tree planters, and a watching brief and discovery strategy.

The Council's Contamination Officer has reviewed the submitted details, and confirms that the condition wording has been fully satisfied and that the condition 14(1) can therefore be discharged. Condition 14 (2) cannot be discharged until the verification report has been submitted.

One objection was received prior to making this decision and was duly considered. No material matters were raised in relation to the details being considered. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The original permission was granted when the Local Development Framework was the relevant local policy document. Therefore, the details need to be assessed in 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. It is considered that the proposed details are in accordance with policies CS5 and DP26. The Camden Local Plan was adopted on 03/07/2017 with policy A1 being the relevant policy under the new plan. The details also conform to this replacement policy. As such, the proposed details are in general accordance with the relevant policies and can be formally discharged.

- 2 The applicant is advised that conditions 3, 5, 6, 9, 14 (2), 15 (partial for eastern boundary mitigation only), 16, 17, 18, 19, 22, 23, 25, 26, 29, and 30 of planning permission 2014/1617/P dated 18/02/2016 remain outstanding and must be

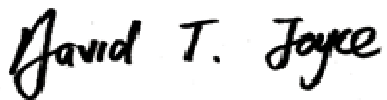
approved before the relevant stage of the development.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning