

Mr Philip Harvey
PCKO Architects
5-8 Hardwick Street
London EC1R 4RG

Application Ref: **2017/4355/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

21 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Greenwood Centre
25 Greenwood Place
London NW5 1LB

Proposal:

Details of ground contamination required by condition 21b (for Community Centre only) of planning permission 2013/5947/P dated 18/06/2014 for: Demolition of existing buildings and redevelopment to provide a new Centre for Independent Living comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units and social enterprise in flexible retail, restaurant/café, office or community use at ground floor level; and associated works.

Drawing Nos: Campbell Reith's Land Quality Statement ref: JHCDMaf-12991-040716-LQS-F1; Geosphere Environmental's Phase 2 Ground Investigation Report ref: 1655,GI-FACTUALLF,PD-23.06.16,V1-Greenwood; EPG's Vapour Risk Assessment ref: Version 1_FULL; Remediation Specification Rev P2 dated December 2017.

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

Informative(s):



1 Reasons for granting approval of details

A written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas was approved under 2016/2313/P dated 29/07/2016 to discharge condition 21a (ground investigation).

This application provides details of the remediation works to discharge condition 21b. The details have been assessed by the Council's Contaminated Land Officer, who sought amendments to the method including the validation of soil and the depth of imported soil. Following the submission of a revised Remediation Specification, the details are acceptable and the condition can be fully discharged.

The details submitted have been assessed by the Council in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 21a and the 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.

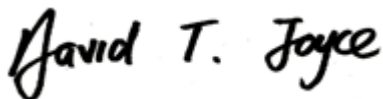
- 2 In respect of the Community Centre element, you are advised that Conditions 3(a and f), 6, 8, 10, 11, 12, 13, 17, 19, 20 and 25 of planning permission 2013/5947/P dated 18/06/2014 require the submission of details and must be approved before the relevant stage of the development.

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



David Joyce
Director of Regeneration and Planning