

Application ref: 2018/0723/P
Contact: Kristina Smith
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Date: 12 April 2018

Development Management
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Grosvenor Square Estates Limited
64A Canfield Gardens
London
NW6 3EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
246 Belsize Road
London
NW6 4BT

Proposal:
Details of contaminated land required by Condition 2 (a) and (b) of Prior Approval ref 2016/3995/P dated 19/09/16 (Change of use of basement floor from storage (B8) to studio flat (C3).

Drawing Nos: Os Map; Letter from Earth Environmental & Geotechnical Consulting Engineers to Grosvenor Square Estates (dated 8th February 2018); Letter from GROSVENOR SQUARE ESTATES LTD to Camden Council (dated 8th February 2018); Soil Test Results prepared by QTS Environmental (dated 04/10/2016); Email from Grosvenor Square Estates Ltd (dated 4th April) re: high sulphate content; GeoEnvironmental Investigation Report (dated April 2018); Borehole Log (dated 20/02/2018); QTS Environmental Report No: 18-71394 (dated 05/03/2018)

Informative(s):

- 1 The Council's Environmental Health officer has reviewed the information submitted and is satisfied the information is sufficient to discharge parts a.) and b.) of the condition. Given that no excavation works are involved and the only external space is a small patio area, investigation works were limited to a shallow soil sample

obtained by hand digging. The chemical testing results have demonstrated to the Council's satisfaction that no contaminants of concern were present with respect to residential land use. Further clarification was sought on the elevated SO4 concentrations identified in the boreholes, which was explained as being a result of concrete fragments in the soil.

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

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 2 (a) and (b) and the details are in 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.

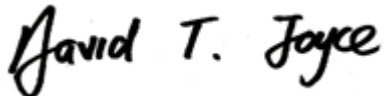
- 2 You are advised that all conditions relating to prior approval reference 2016/3995/P granted on 24/02/2017 which need details to be submitted, have been approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning