

Application ref: 2018/1606/P  
Contact: Jonathan McClue  
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Date: 8 June 2018

**Development Management**  
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Thomas Hawkley  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place  
Mount Pleasant  
Gough Street & Calthorpe St. Camden WC1.**

Proposal: Details of a remediation strategy to discharge parts C and D of condition 6 of planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated works (summary)).

Drawing Nos: Remediation Strategy 04 June 2018 and letter from Sam Harding dated 14 May 2018.

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

Informative(s):

- 1 Reasons for granting approval of details:

A Remediation Strategy has been submitted to discharge condition 6 c and d, which requires results of a site investigation and detailed risk assessment (with remediation measures if necessary) and a verification plan (if necessary).

Elevated Lead (2,837mg/kg), Nickel (3,759.50mg/kg) and PAH concentrations i.e. BAP (82.51mg/kg) were found within the near surface soils, in addition to a low

level of asbestos fibres. Where visible Asbestos Containing Materials (ACMs) are present at surface level, the developer will be required to remove and dispose of it in accordance with all relevant legislation.

The submitted details state that the site investigations did not identify contamination requiring mitigation beyond normal good building practice and control of materials used. Recommendations are put forward, including a strategy to take in the event that further unexpected contamination is identified during construction works.

The Council's Contaminated Land Officer reviewed the details and is satisfied that conditions 6c and d can be discharged, subject to a verification report being submitted to the Local Planning Authority before any part of the development is occupied. Furthermore, any additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the remediation scheme.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

On this basis, the condition is discharged as the details demonstrate that there would be no detrimental impacts on the environment or future occupiers and they are in accordance with policies 5.14 and 5.21 of the London Plan, policy CS5 of the London Borough of Camden Core Strategy 2010 and policy DP26 of the London Borough of Camden Development Policies 2010.

- 2 You are advised that parts c and d of condition 6 are hereby discharged subject to a verification report being submitted (after remediation work has been carried out) to the Council's Public Protection team, and any unforeseen ground conditions or contamination also being reported to the Council's Public Protection team.
- 3 You are reminded that conditions 9 ( SUDS); 10 (basement engineer (part)); 11( sound insulation); 12( materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15( privacy screens); 16 (roof level structures); 17 (air quality); 18 (sound insulation glazing); 19 (cycle storage); 20 (waste storage details); 21(green/brown roofs); 22(bird/bat boxes); 23 (lighting strategy); 24 ( CCTV lighting and security lighting); 25 (inclusive design- residential units); 26 (inclusive design- communal residential areas); 27 (inclusive design - commercial units); 28 noise (before plant installation); 29 (play space); 30 ( unit flipping 1); 31(unit flipping 2); 33 (doors on highway); 34 (electrical substation); 35 (basement parking barriers); 36 (flues and extraction); 37 (temporary marketing suite) are outstanding and require 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 T. Joyce*

David Joyce  
Director of Regeneration and Planning