

Application ref: 2018/2091/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 15 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Mr Giuseppe Marconi
Kier London Ltd
Elizabeth French House
2 Langston Road
Loughton
IG10 3SD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Great Ormond Street Children's Hospital
Great Ormond Street
London
WC1N 3JN

Proposal:

A written programme of ground investigation to Condition 11 (contamination) of 2017/3377/P dated 28/11/2017 for a three storey building within the Southwood Courtyard to provide healthcare space

Drawing Nos: VOLUME 1 - PHASE I GEOENVIRONMENTAL DESK STUDY PRELIMINARY RISK ASSESSMENT (Report No E8013-18-1) dated March 2018 and VOLUME 2 - FACTUAL AND INTERPRETATIVE REPORT ON GROUND INVESTIGATION (Report No E8013-18- 2) dated March 2018.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approving the details.

A Geo-environmental Desk Study, Preliminary Risk Assessment and a Factual & Interpretative Report have been submitted to satisfy the requirements of condition

11 (written programme of ground investigation and scheme of remediation measures.

The potential for on-site contamination is considered to be relatively low, with the most likely on site contaminants expected to be buried asbestos, within Made Ground deposits associated with previous development. The risk to future site users is lessened by the absence of soft landscaping in the proposed development. There is considered to be a very low risk to users of building as it would be well ventilated and the footprint would solely comprise hard standing; effectively severing the pollution linkage. Preliminary Risk Assessment and Conceptual Site Model indicates the potential receptors likely to be impacted by the proposal is limited to constructions workers. Workers are considered to have a moderate/low risk from exposure to possible asbestos buried within the Made Ground.

Site investigation works comprised the installation of two boreholes and six window samples. 20 soil samples from these excavations were scheduled for laboratory analyses of inorganic and organic contaminants. During two site visits, ground gas monitoring was undertaken at BH 2 to detect carbon dioxide, methane and volatiles, with no gases detected. It is unlikely that the soils will present a significant contamination risk to the site's end users, and the proposed site is considered suitable for development without any special remedial or mitigation measures taking place.

The Council's Environmental Health Officer has assessed the submitted documents and is satisfied that both parts of condition 11 (a and b) have been satisfied. They recommend that construction workers are informed at site inductions, by the main contractor, of the possible health risks from exposure to soils and the appropriate PPE should be provided.

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

As such, the proposed details are in general accordance with policies G1, D1, A1 and DM1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (facing materials), 5 (lighting method statement) and 6 (green roof) of planning permission ref: 2017/3377/P granted on 28/11/2017 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