

Application ref: 2018/2096/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 12 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Bidwells
25 Old Burlington Street
London
W1S 3AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Rear Of 1-3 Britannia Street
London
WC1X 9BN**

Proposal:

Details of qualified basement engineer required by condition 5, contamination scheme of assessment required by condition 16 and contamination investigation results required by condition 17 of planning permission granted on 17/04/2018 under ref: 2016/6356/P for the 'Demolition of 2 storey light industrial building (B1c use) and redevelopment of the site including the erection of a 3 storey plus basement building to provide office (B1a use) at ground, 1st and 2nd floors and flexible gallery (D1 use)/office use at basement level, and associated works'.

Drawing Nos: Letter dated 4 May 2018, letters from Parmabrook Ltd dated 18 July 2018 and 3 May 2018, and Desk Study & Ground Investigation Report ref J16180 dated March 2017.

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

Informative(s):

- 1 Reason for granting permission:

Condition 5 required details of a suitably qualified chartered engineer with

membership of the appropriate professional body to be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration, to ensure compliance with the design which has been checked and approved by a building control body. Parmabrook Ltd have been appointed, and the submitted details confirm that the chartered structural engineers have the relevant qualifications which comply with the requirements of Camden Planning Guidance. As such, condition 5 can be discharged.

Conditions 16 and 17 relate to potential contaminated land at the site. The Contaminated Risk Assessment submitted to discharge these conditions indicates the site has had a potentially contaminative history by means of the previous use as a garage. In addition, the results of the chemical analyses indicated the made ground to be free from elevated concentrations of the contaminants tested for and will be excavated and removed as part of the proposed basement excavation. As a result no risk is envisaged to groundwater, adjacent sites, end users, site workers or buried services and no remediation works are considered to be required. Based on chemical testing any excavated material from the basement excavation is likely to be classified as either non-hazardous or inert.

It is considered the Desk Study & Ground Investigation Report has adequately assessed the site's potential for ground contaminants due to historical land use, and no sensitive receptors are expected to be at risk. On that basis it is considered conditions 16 and 17 have been met

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

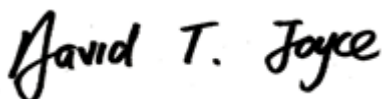
As such, the submitted details are in general accordance with Policies A1 and A5 of the London Borough of Camden Local Plan 2017.

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