

Application ref: 2018/3127/P
Contact: Josh Lawlor
Tel: 020 7974
Date: 24 September 2018

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Planning Potential Ltd.
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148 Tooley Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

35a Broadhurst Gardens
London
NW6 3QT

Proposal: Details of a contaminated land investigation and asbestos survey pursuant to planning conditions 3 and 4 of application ref: 2018/1961/P dated 21/06/2018 (change of use from a recording studio (B1c light industrial use) to residential (C3 use) comprising 1x2 bedroom flat with off-street parking)

Drawing Nos: Remediation Strategy and Verification Plan prepared by Southern Testing Laboratories Ltd (dated 18th of September 2018)

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

Informative(s):

1 Reason for granting permission

Condition 3 (a) requires a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas to be submitted and approved by the local planning authority at least 28 days before development commences. Condition 4 requires a pre-refurbishment Asbestos Survey to be submitted and to be approved in writing by the local authority prior to the commencement of any site works. The survey shall identify the potential

sources of asbestos contamination and detail removal or mitigation appropriate to control risks to the proposed end users.

The Council's Environmental Health officer has reviewed the information submitted and is satisfied the information is sufficient to discharge part a.) of condition 3 and condition 4.

The asbestos survey conducted found no asbestos containing a material(s) (ACM) at the property. Furthermore, no ACMs were detected in any of the samples scheduled for laboratory analyses that were recovered during the site investigation. It is considered that these findings effectively discharge Condition 4.

Previous work identified elevated levels of arsenic and lead in the made ground to depths of 2.0mbgl. The Preliminary risk assessment established pollution linkages with construction works and future residents most at risk from exposure to made ground. Appendix 1 of the RS&VP delineates a high risk area i.e. an area to be used for soft landscaping and or garden use. The remediation strategy recommended controls to effectively reduce the human health risks to construction workers, such as appropriate PPE etc. For future occupants, the report recommended excavating Made Ground to a depth of 600mm in soft landscape and garden areas, and replacing this material with 450mm of certified clean subsoil and 150mm of certified clean topsoil. In theory the reported controls and mitigation measure recommended effectively sever these pollution linkages. On that basis the remediation strategy partly discharges Condition 3. To fully discharge Condition 3, the Council need a validation report to demonstrate the recommendations made in the Remediation Statement have been undertaken.

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

As such the proposed development is in accordance with policy A1 London Borough of Camden Local Plan 2017.

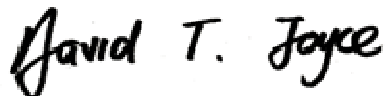
- 2 You are reminded that details in relation to Condition 2 (details of secure and covered cycle storage for 2 cycles) and Condition 5 a and b (details to demonstrate the proposed internal water efficiency and/or water recycling equipment and the proposed internal measures to ensure the development has been designed to cope with flooding) of planning permission 2018/1961/P need to be submitted to and approved by the local planning authority.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning