

Application ref: 2018/3616/P
Contact: Jonathan McClue
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Date: 15 October 2018

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Stephenson House
75 Hampstead Road
London
NW1 2PL

Proposal:

Discharge of condition 20a (written programme of ground investigation) of 2018/0663/P dated 02/07/2018 (Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works)

Drawing Nos: 17322A/ SI-02; OUTLINE BRIEF FOR A GROUND INVESTIGATION dated August 2017; Ground Investigation Report dated January 2017;

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

Informative(s):

1 Reasons for approving the details

A ground investigation report has been submitted in accordance with condition 20a. The ground beneath the site is not considered to be contaminated, but recorded contamination of the groundwater will require further investigation and remediation. Therefore, condition 20a can be discharged; however, part 20b

(requiring investigation and remediation) cannot be discharged at this time. The applicant will need to do further investigation on the groundwater contamination in accordance with their submitted details.

The Council's Contamination Officer has reviewed the details and confirmed that 20a can be discharged, with further investigation required to discharge condition 20b.

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 policy A1 of the Camden Local Plan 2017.

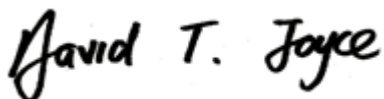
- 2 You are reminded that conditions 3 (details); 5 (screening); 6 (landscaping); 8 (trees); 13 (waste); 14 (cycle parking); 18 (waste); 20b (remediation measures); 21 and 22 (sound insulation); 23 (plant); 26 (biodiversity); 27 (lighting statement); 28 (solar panels); 29 (green roof); 31 (mechanical ventilation); 32 (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 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 Joyce
Director of Regeneration and Planning