

Application ref: 2018/4297/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 2 November 2018

Development Management
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DP9 Ltd
DP9
100 Pall Mall
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Arthur Stanley House

40-50 Tottenham Street
London
W1T 4RN

Proposal:

Details of a programme of ground investigation and corresponding geotechnical and geo-environmental interpretative report as required by condition 25 (parts a and b) of planning permission ref 2017/4306/P (dated 30th August 2018) for refurbishment and extension of Arthur Stanley House and redevelopment at Tottenham Mews.

Drawing Nos: Geotechnical and Geoenvironmental Interpretative Report by CGL
(dated February 2018) ref: CGL09198A with appendices.

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

Informative(s):

1 Reason for granting approval of details:

Condition 25 requires details of (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas and (b) the results of an investigation carried out, to be submitted for approval.

The ground investigation comprised four boreholes up to 36m below ground level (bgl) and revealed the ground conditions to comprise generally the Lynch Hill Gravel Member underlain by the London Clay Formation and Lambeth Group. Groundwater was recorded within the Lynch Hill Gravel Member.

The interpretative report provided recommendations with regards to materials management and the need for a watching brief with discovery strategy during earthworks. However, no specific remediation measures were identified from the works completed, based on the proposed development plans. The applicant has confirmed that the majority of the ground gas source was no longer present and that one round of gas monitoring was sufficient to confirm the gas regime. It was also noted that the majority of the Made Ground beneath the structure was saturated and, as such, the possibility of monitoring of soil gas was limited. No other significant sources of ground gas were identified other than the limited Made Ground in one area beneath the structure. On this basis the applicant does not propose to produce a verification or close out report for the earthworks unless these identify unexpected contamination which requires further assessment and remediation and in such an event the applicant has confirmed that an appropriate course of action would be agreed with the Council.

No objections have been received. The site's planning history has been taken into account when coming to this decision. The submitted details meet the requirements of condition 25 Parts A and B, accord with the requirements of the permission and are acceptable in terms of policies G1, D1 and A1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (drawings and samples as appropriate), 4 (brickwork sample), 6 (landscaping), 8 & 9 (M4 housing), 11 (water use), 13 (piling method statement), 16 (acoustic report), 21 (PV panels), 22 (bird and bat box details) and 24 (Mechanical ventilation system) of planning permission granted on 30th August 2018 (ref 2017/4306/P) are outstanding and require details to be submitted and approved.

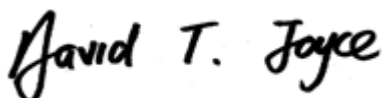
Details have been received and are under assessment in respect of conditions 17 (chartered engineer), 10 (Sustainable Urban Drainage), 18 (cycle storage details), 20 (living roof details) and 23 (air quality monitors).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 38 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