

Application ref: 2019/0022/P
Contact: Jonathan McClue
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Date: 12 February 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
7 Denmark Street
London
WC2H 8LZ

Proposal:
Discharge of Condition 10a [remediation measures] of 2018/0049/P (dated 02/11/2018) for (Partial demolition of single storey rear elements; additional storey to the rear workshop building to create an eating area for the existing bar (A4) use; basement extension to provide additional office (B1a) space and new residential bicycle storage (22 spaces) and associated works.)

Drawing Nos: Investigation Proposals Report (ref: J18119A Issue 1) dated 17 December 2018.

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

Informative(s):

- 1 Reason for approving the details.

Condition 10(a) requires a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas to be submitted to the and approved by the local planning authority prior to the development.

Based on the preliminary risk assessment it has been determined that four shallow excavations will be carried out in the area of the basement excavation to permit the recovery of soil samples for subsequent laboratory analysis. A sample of natural soil below the existing basement will also be recovered. Gas monitoring and ground water testing will not be required based on the layout of the site and findings of the desk study.

The Council's Environmental Health Officer has reviewed the details and considers them acceptable for discharge.

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

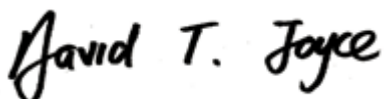
- 2 You are reminded that conditions 10b (remediation), 11 (written scheme of investigation) and 12 (details of basement engineer) of planning permission 2018/0049/P granted on 02/11/2018 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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