

Application ref: 2019/0257/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 13 February 2019

Development Management
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Gerald Eve LLP
72 Welbeck Street
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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 20b [written programme of ground investigation] of 2018/0663/P granted on 02/07/2018 for refurbishment and extensions of existing office building together with 17 residential flats.

Drawing Nos: Letter from GEA (ref: J17275D/AT/01) date 16/01/2019.

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

Informative(s):

1 Reasons for approving the details:

An investigation has been carried out by GEA in accordance with the approved programme. The investigation is based on the assumption that the ground floor and basement level will not be for residential use and that the site is to be entirely occupied by the proposed building with no areas of soft landscaping proposed.

The Contamination Letter report prepared by GEA states that no evidence of contamination has been found. No soil remediation or additional testing is

required.

The Council's Environmental Health Officer has reviewed the details and confirmed that the condition can be discharged.

An objection has received in relation to affordable housing. This is not relevant to this application to discharge contamination details and has therefore been given no weight in the decision making process. 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.

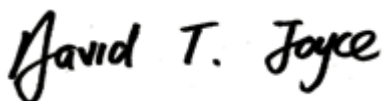
- 2 You are reminded that conditions 3 (details), 5 (screening), 6 (landscaping), part 8 (tree protection during construction), 14 (cycle parking), 21 and 22 (sound insulation), 23 (plant), 26 (biodiversity), 27 (lighting statement), 28 (solar panels), 29 (green roof), 31 (mechanical ventilation) and 32B (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 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

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