

Application ref: 2017/5228/P
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Date: 1 April 2019

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Mr Patrick Tay
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Central Somers Town Covering Land At Polygon Road Open Space
Edith Neville Primary School 174 Ossulston Street And Purchase Street Open Space
London
NW1**

Proposal: Details pursuant to conditions 50 (Land contamination - Plot 1), 53 (Land contamination - Plot 4), 56 (Site investigation and submission of a remediation scheme for land contamination - Plot 1), 59 (Site investigation and submission of a remediation scheme for land contamination - Plot 4) and condition 68 (sound insulation) of planning permission 2015/2704/P granted on 14/10/2016 for the demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height

Drawing Nos: Remediation Method Statement for Plot 1, Central Somers Town, London dated August 2017 (Report no: 17-2642r(a)) by Murray Rix Limited; Remediation Method Statement for Edith Neville Primary School, Central Somers Town, London dated August 2017 (Report no: 17-2642r(a)) by Murray Rix Limited; Phase 1 Geo-environmental Desk Study (Edith Neville Primary School and Children's Centre- A CIP Project, Camden) dated May 2013 (Ref: R12794/G001A) by Pell Frischmann; Edith Neville Primary School Addendum Ground Investigation Report dated June 2017 (Ref: 70034223) by WSP;; Central Somers Town, London- Factual and Interpretive Report on Ground Investigation- Volume 1: Factual Report dated September 2016 (Report No: D5061-15/1) by ESG; Central Somers Town, London-

Factual and Interpretive Report on Ground Investigation- Volume 2: Interpretative Report dated September 2016 (Report No: D5061-15/2) by ESG;; Central Somers Town- Plot 1 Block A- Residential Accomodation dated 13 June 2017 (report ref: PC-17-0287-RP5) by paceconsult; Cross Section Through Clean Cover for remediation of contamination in soft landscaping areas by Murray Rix Limited (Report No: 18-2642).

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for approving details:

Condition 50- The submitted details include a ground investigation report which demonstrates the schedule of investigation and reports of sampling including methodology and analysis. The report has been reviewed by the Council's Environmental Health officer who has raised no objection. Therefore, the submitted details demonstrate that potential ground contamination issues have been highlighted and mitigated in relation to the proposed development at Plot 1.

Condition 53- The submitted details include a ground investigation report which demonstrates the schedule of investigation and reports of sampling including methodology and analysis. The report has been reviewed by the Council's Environmental Health officer who has raised no objection. Therefore, the submitted details demonstrate that potential ground contamination issues have been highlighted and mitigated in relation to the proposed development at Plot 4.

Condition 56- The submitted details include a desk study and a remediation method statement which detail the remediation works for the made ground present at the site. The details have been reviewed by the Council's Environmental Health officer who has raised no objection. Therefore the submitted details demonstrate that the ground contamination issues have been mitigated for future occupiers at Plot 1.

Condition 59- The submitted details include a desk study and a remediation method statement which detail the remediation works for the made ground present at the site. The details have been reviewed by the Council's Environmental Health officer who has raised no objection. Therefore the submitted details demonstrate that the ground contamination issues have been mitigated for future occupiers at Plot 4.

Condition 68- The submitted details include an acoustic design report which details sound insulation between the residential and commercial spaces within Block A of Plot 1. The report was reviewed by the Council's Environmental Health Officer who raised no objection. Therefore, the submitted details demonstrate that the residential occupiers of Plot 1 will not be adversely affected by noise from the non-residential uses within the plot.

On this basis, conditions 50, 53, 56, 59 and 68 of planning permission 2015/2704/P dated 14/110/2016 can be discharged.

The application site's history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that conditions 5, 6, 8, 9, 17, 18, 20, 21, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 44, 45, 47, 48, 49, 51, 52, 54, 55, 57, 58, 60, 61, 69, 70, 71, 73, 74, 84, 85, 87, 88, 89, 89, 96, 97, 100, 102, 103, 104, 105, 106, 107, 109, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141 and 142 of planning permission 2015/2704/P dated 14/10/2016 is outstanding and requires 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer