

Application ref: 2018/3924/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 16 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Frener
Hillview House

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

254 Kilburn High Road
London
NW6 2BS

Proposal: Details required for partial discharge of Condition 9 (contaminated land) to provide the written programme of ground investigation and written scheme of remediation measures of planning permission 2015/2775/P dated 22/12/2016 and varied under reference 2017/4669/P dated 18/09/2018 and 2017/2768/P dated 08/08/2017 (Redevelopment to provide a mixed use development, comprising the six storey of commercial space (Classes B1 and B8) and 60 dwellings)

Drawing Nos: Geo-Environment Desk Study (Job No P8591J338), dated 16/09/13, Geo-Environmental & Geotechnical Ground Investigation (P8591J338) dated November 2014, Environmental Summary Review by Torren Contractors dated 03/05/17, " Geo-environmental and Geotechnical Ground Investigation by Jomas Associates Ltd (P8591J338b) dated May 2019, " Ground Remediation Strategy - 254 Kilburn High Rd, dated 7/5/19

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

Informatives:

- 1 The applicant is reminded that the development shall not be occupied until condition 9 has been discharged in full. In order to do so, a written verification report detailing the remediation undertaken on site must be submitted and

approved prior to occupation. To occupy the development without discharging this requirement would constitute a breach of condition and would result in enforcement action to be taken.

2 Reason for granting approval of details

To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site, Condition 9 (a) requires a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas to be submitted to and approved by the local planning authority in writing. Part (b) requires an investigation with a written scheme of remediation measures to be submitted. The final requirement of the condition requires a verification report to be submitted that confirms the completion of remediation works undertaken on site.

The applicant's have submitted full details of a ground investigation and resulting strategy for remediation. The Council's Environmental Health Officer has reviewed the information submitted and is satisfied that the methodology for the ground investigation and remediation measures are sufficient to discharge parts (a) and (b) of Condition 9. However, in order for the requirements of condition 9 to be fully met, confirmation that the works set out in the remediation strategy have been undertaken on site via a written verification report would be required. Condition 9 may therefore only be partially discharged on the basis of the information provided. Once a final verification report has been submitted to and approved in writing, the condition may be discharged in full.

The approved details are in general accordance with policy A1 of the Camden Local Plan 2017.

- 3 You are reminded that details required by Conditions 11 (privacy), 18 (sound attenuation) and for the remaining part discharge of Condition 9 of planning permission ref 2015/2775/P dated 22/12/2016 and varied by 2017/4669/P dated 18/09/2018 and 2017/2768/P dated 08/08/2017, 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 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer