

Application ref: 2019/1247/P
Contact: Obote Hope
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Date: 4 June 2019

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Risner Design
20 Great Peter Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Basement and Ground Floor
1 Belmont Street
London
NW1 8HJ

Proposal: Details of written programme of ground investigation for soil and groundwater contamination and landfill gas, and asbestos survey, required by conditions 1 and 2 of prior approval 2018/3423/P dated 29/01/2019 (for change of use of ground floor and basement from motorcycle repair business (B1c light industrial use) to residential (C3 use) comprising 1x2 bedroom flat).

Drawing Nos: Site Investigation and Remediation Strategy 1557-P2/3E-1 dated 11 April 2019 REVA; Site Investigation and Remediation Strategy Part 2 dated; Site Investigation and Remediation Strategy Part 3 commissioned by GO Contaminated Land Solutions Appendix G; Asbestos Survey commissioned by David Salter Associates dated 2nd January 2019; Verification Report commissioned by GO Contaminated Land Solutions dated 17th May 2019; Appendix F, Volume of excavation calculations and Phase 1 Environmental Report commissioned by GO Contaminated Land Solutions dated 5th March 2019.

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

Informative(s):

1 Reason for granting permission:

Conditions 1 (a) requires a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas to be submitted and approved by the local planning authority at least 28 days before development commences. Condition 1 (b) requires details to be submitted following approval of details of condition (a) and investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The written programme and asbestos survey conducted includes a 500mm deep basement excavation. Photos taken of trial pits S2 & S3 illustrate extensive staining of weathered hydrocarbons within the Made Ground, although the depth/extent of contamination hasn't been established. The revised risk assessment identified risks from hydrocarbons to site users and ground workers. A barrier in the form of vapour membrane was laid down and the result showed that in three of the samples there were no vapours present. The site conceptual model and risk assessment conclude that potential hydrocarbon vapours entering the dwelling is quite low.

The Council's Environmental Health officer has reviewed the information submitted and is satisfied the information is sufficient to discharge part (a) and (b) of condition 1.

Condition 2 requires the developer to either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The submitted documents reported no evidence of asbestos in any of the construction material present in the ground floor and basement of the building. The Council's Environmental Health officer has reviewed the information submitted and is satisfied the information is sufficient to discharge condition 2.

No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in accordance with Policy A1 of the Camden Local Plan 2017.


2 You are advised that all conditions relating to planning permission 2018/3423/P granted on 29.01.2019 which need details to be submitted, have been 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer