

Application ref: 2019/3105/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 3 July 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

Peacock + Smith
8 Baltic Street
Clerkenwell
London
EC1Y 0UP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Camden Goods Yard
Chalk Farm Road
London
NW1 8EH**

Proposal:

Written detailed scheme of assessment of land contamination as required by condition 61 (parts a and b) of planning permission ref 2017/3847/P (dated 15/06/2018) for redevelopment of Petrol Filling Station and Supermarket sites.

Drawing Nos: WSI report Issue 02 dated 12th June 2019 by Ramboll

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

Informative(s):

- 1 Reasons for approving the details.

Condition 61 requires the submission of a written scheme of assessment, prepared to comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), for each of the Petrol Filling Station and Main Site land parcels.

The report is required to include details of site reconnaissance, conceptual

model, risk assessment and proposed schedule of investigation and shall divide relevant parcels of land into appropriate zones based on historical risk and future use. The investigation proposals must assess the scale and nature of potential contamination risks for each of the zones identified in the relevant parcel of land and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed.

The submitted report provides

- o a statement of compliance with CLR11 and Ramboll competency;
- o a pre-investigation Conceptual Site Model, which forms the basis for the Scheme of Investigation;
- o details of the proposed Site Investigation including number of boreholes and type of chemical analysis; and
- o method statements for undertaking the Site investigation.

The Council's Environmental Health team has assessed the submitted documents and is satisfied that both parts of condition 61 (parts a and b - relating to each of the PFS and Main site land parcels) have been satisfied. It is noted that the site investigation and remediation scheme would follow at a later date, as required by planning condition 62.

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

- 2 You are advised that the following conditions require details to be submitted and approved in writing prior to Commencing Development on the Petrol Filling Station site: 29 (Tree protection), 47 (Drainage), 48 (Water Supply), 49 (HS2 Safeguarding), 57 (Piling), 62 (Site Investigation and Remediation).

You are advised that more than 12 months has elapsed since the approved Bat Survey was prepared and therefore a revised Bat Survey is required to be submitted for approval under condition 54.

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