

Application ref: 2019/2368/P
Contact: Gavin Sexton
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Date: 18 July 2019

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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:

Details of a Written Scheme of Investigation as required by condition 50 of planning permission 2017/3847/P dated 15th June 2018 (as amended by 2019/0153/P dated 06/02/19 and 2019/2962/P dated 04/07/2019).

Drawing Nos: Written Scheme of Investigation for an archaeological watching brief by CGMS revised June 2019.

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

Informative(s):

- 1 Reasons for approving the details.

Condition 50 of the permission (as amended) states that "no demolition or development consisting of works below ground level on the Main Site within the Canalside Industry Archaeological Priority Area shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing".

The submitted report was revised to respond to concerns from GLAAS about the robustness and suitability of the methodology. The revised report sets out the terms of a watching brief, whereby the attending archaeologist will monitor groundwork excavations within the area of the former Goods Shed and horse tunnels, on the Main Site, undertaken by a Main Contractor working for the client.

Officers at GLAAS have reviewed the revised proposals and have advised that they address the shortcomings of the initial version. The changes include confirmation that any surviving structures should be photographed and recorded in both plan and elevation and the scope of the area covered by the brief was expanded to include the former goods shed. The proposals are therefore acceptable in terms of the planning purpose of the condition and policy D2.

It is noted that there are further elements to the condition, which are triggered in the event that heritage assets of archaeological interest are identified.

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. The submitted details are acceptable in terms of policy D2 of the 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



Daniel Pope
Chief Planning Officer