

Application ref: 2019/3840/P
Contact: Laura Hazelton
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Date: 8 August 2019

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

20-23 Greville Street
London
EC1N 8SS

Proposal: Written programme of ground investigation required by condition 19 (part a) of planning permission reference 2018/0910/P dated 19/06/2019 for the 'Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works.'

Drawing Nos: Phase 1: Environmental Risk Assessment ref: 19.1170.ERA dated July 2019.

Informative(s):

1 Reason for granting permission-

A Preliminary Risk i.e. Initial Conceptual Site Model was submitted at application stage which was based on a desk-study research and walkover survey, and identified six plausible pollution linkages requiring further investigation. Section 7 of the report detailed the scope of an intrusive site investigation and the criteria to be used to assess soil contaminants so that the

initial conceptual site model can be refined. This approach has been completed in the form of a Phase 1 Environmental Risk Assessment prepared by The Constructive Group.

The Risk Assessment has been assessed by the Council's Environmental Health Officer who has confirmed that it meets the requirements of condition 19 (part a) and would ensure the protection of future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the London Borough of Camden Local Plan. As such, this condition can be partially discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

- 2 You are reminded that condition 13 (Construction related impacts monitoring), Condition 17 (Crossrail), and Condition 19b (Contaminated land) of planning permission granted on 19/06/2019 (ref 2018/0910/P) are outstanding and require details to be submitted and approved prior to commencement of development.

Condition 14 (Ventilation) is outstanding and requires details to be submitted and approved prior to commencement of development (other than demolition).

The following conditions require details to be submitted and approved prior to the relevant works: Condition 3 (detailed drawings/samples), Condition 8 (SUDS), Condition 10 (Living roof details and installation), Condition 15 (Plant & equipment).

The following conditions require details to be submitted and approved prior to occupation of the development: Condition 11 (Solar PV details), Condition 12 (Air source heat pump details).

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