

Application ref: 2019/3682/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
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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

Quod
Ingeni Building
17 Broadwick Street
London W1F 0AX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land at Kiln Place

**(Blocks 1-64 65-80 81-96 97-104 105-116 117-164; entrance ways into 81-96; land between 81-96 and 117-164; land between Kiln Place and Meru Close; land to east of Kiln Place and playground between blocks 65-80 and 81-96)
London**

Proposal: Details of verification report (ground investigation and remediation measures) required by condition 8b of planning permission 2014/6697/P dated 31/03/15 (as amended by 2016/2651/P) (for development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated works).

Drawing Nos: Validation/Verification Certificate prepared by Ground and Water dated 19th November 2019.

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

Informatives:

1 Reason for granting permission

The original application was for residential redevelopment (2014/6697/P). The Contaminated Land Officer has reviewed the submission. The plan highlighting the remediated area and Verification Report when reviewed in conjunction with the revised site conceptual model illustrates remedial work was limited to the only part of the application site with landscaping provisions i.e. the rear gardens of Plot 1. Soil in this area has been remediated and is now suitable to

support produce fit for human consumption. The permanent hard cover created by the development effectively severs other significant pollution linkages in terms of end users and soil contaminants. On that basis condition 8 can be discharged as the new development would be deemed suitable for use in terms of Part 2A of EPA 1990 and NPPF.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that condition 18 (service management plan) of planning permission 2014/6697/P granted 31/3/2015 (as amended by 2016/2651/P dated 10/3/17 and 2017/4471/P dated 04/06/2018) is outstanding and require details to be submitted and approved.

You are advised that details for conditions, 5 (tree protection), 9 (details of cycle storage), 13 (hard and soft landscaping) and 17 (sustainability statement - post completion certificate) of planning permission 2014/6697/P granted 31/3/2015 (as amended by 2016/2651/P dated 10/3/17) have been submitted and are currently being assessed.

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