

Application ref: 2020/0200/P  
Contact: Rachel English  
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Date: 20 February 2020

**Development Management**  
Regeneration and Planning  
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WYG  
11th Floor, 1 Angel Court  
London  
EC2R 7HJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**156 West End Lane**  
**London**  
**NW6 1UF**

Proposal:

Details of ground investigation required by condition 26a of planning permission 2015/6455/P dated 23/06/2017 (for the Comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3), 763sqm of flexible non-residential use (Class A-A3, D1, D2), 1093sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys.)

Drawing Nos: Proposed Site Investigation Scope prepared by CGL dated January 2020

Informative(s):

1 Reasons for partially approving details:

This condition seeks submission of a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas. The applicant has submitted a report by CGL which identifies the potential for land contamination at the site due to historical and current land use activities i.e. garage, builders yard and depot respectively. These findings

form the basis for recommending an intrusive site investigation. The report does not include a site conceptual model and preliminary risk assessment however these will form part of the submission for the second part of the condition (part 26b) which involves an investigation to be carried out and the presentation of remediation measures. This has been reviewed by the Council's Environmental Health department who consider that sufficient information has been submitted to partially discharge the condition.

As such the details are in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 3 (proposed slab levels), 4 (brickwork samples), 5 (materials details), 7 (details of boundary treatments), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (3) and (2)), 11 (lighting strategy), 12 (details of building foundations), 13 (details of living roofs), 14 (details of bird and bat boxes), 15 (details of hard and soft landscaping), 17 (piling method statement), 18 (impact studies of the existing water supply), 24 (evidence of water use), 25 (details of PV panels), 26b (details of contamination remediation measures), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 35 (building vibration details), 36 (details of enhanced sound insulation), 37 (sound insulation details), 38 (CHP noise assessment), 39 (odour mitigation details), 44 (cycle parking details), 45 (details of electric vehicle charging) of planning permission 2015/6455/P granted on 23rd June 2017 are outstanding and require details to be submitted and approved.
- 3 You are reminded that conditions 19 (details of a surface water drainage scheme), 20 (details of rainwater recycling), 21 (details of proposed CHP), 22 (details of CHP stack), 23 (air quality monitoring) have been submitted and currently pending decision.

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