

Application ref: 2020/0764/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 8 April 2020

Development Management
Regeneration and Planning
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DELVE ARCHITECTS LTD
Fourth Floor, Market
133a Rye Lane
London
SE15 4BQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

178 Royal College Street
London
NW1 0SP

Proposal:

Details of site contamination as required by condition 4 of planning permission dated 21/08/2019 ref. 2019/2377/P for Erection of single storey rear extension at lower ground floor level with roof terrace and garden access stair.

Drawing Nos: Preliminary Risk Assessment (RSK Environment Ltd., Feb 2020)

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

Informative(s):

- 1 Reasons for approving the details.

The applicant has submitted a preliminary risk assessment prepared by environmental consultants RSK that has identified all previous land uses, potential contaminants associated with those uses (including asbestos, landfill gas, ground water contaminants); a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

The assessment demonstrates that there is no contamination at the site and

therefore no remediation measures are identified necessary. The requirements of condition 4 of planning permission ref. 2019/2377/P have been met in respect of the approved single storey rear extension.

As such, the submitted details demonstrate that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017. The details also accord with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 You are advised that all conditions relating to planning permission granted on 21/08/2019 ref. 2019/2377/P which need details to be submitted, have been approved.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer