

Application ref: 2020/1489/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 15 May 2020

Development Management
Regeneration and Planning
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Firstplan
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Workshop Rear Of 38-52 Fortress Road
Fortress Grove
London
NW5 2HB**

Proposal:

Details of land contamination scheme of assessment and site investigation pursuant to conditions 13 and 14 (part) of planning permission ref: 2017/2788/P dated: 28/01/2019, for 'Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews'.

Drawing Nos: Phase I and II Environmental Assessment Ref: 50BCD0337844 by CBRE dated March 2020

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

Informative(s):

1 Reasons for Granting Consent:

Condition 13 - details are required of a land contamination scheme of assessment. The details provided have been assessed by the Council's land

contamination officer and are considered to be acceptable for the approval of this condition.

Condition 14 - details are required of a site investigation. The details provided for condition 14 have been assessed by the Council's land contamination officer, the condition has been partially met. It will be possible to discharge the second part of this condition once a Validation/Verification Statement has been submitted to and approved by the Local Planning Authority. As such, the condition can be partially discharged with respect to the first part of the condition, a Validation/Verification Statement shall be submitted for approval to discharge the second part of the condition.

The planning history of the site has been considered when coming to this decision. No third party comments were received in response to these details.

The proposed development is in general accordance with policy A1 of the London Borough of Camden Local Plan (2017).

- 2 You are reminded that conditions 4 (materials), 6 (hard and soft landscaping), 7 (tree protection), 12 (piling), 14 (2nd part relating to a validation/verification statement), 16 (2nd part relating to verification of asbestos scheme of mitigation), and 17 (bird and bat boxes) of planning permission ref: 2017/6788/P dated 28/01/2019 are outstanding and require details to be submitted and 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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer