

Application ref: 2020/3309/P
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Date: 29 July 2020

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WYG
11th Floor, 1 Angel Court
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
156 West End Lane
London
NW6 1UF

Proposal: Variation of condition 26 (land contamination) of planning permission 2015/6455/P dated 23/06/2017 (for comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings, flexible non-residential use, employment floorspace and community meeting space in buildings ranging from 3 to 7 storeys, plus associated public open space, cycle parking and landscaping), namely to alter wording of condition to allow site preparation and demolition works.

Drawing Nos: Cover letter (Ref: A113729 – 156 West End Lane-C26)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.26 (land contamination) of planning permission 2015/6455/P dated 23/06/2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 26

Prior to the commencement of works on the relevant part of the site, other than site clearance and preparation, relocation of services, utilities and public infrastructure, and demolition works:

a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and

b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect 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 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.

Informative(s):

1 Reason for granting approval-

The proposed amendment to condition 26 is in response to the phased nature of the development and would exclude preparatory works, such as site clearance and demolition, from the meaning of 'development'. The alteration to the wording would allow for the demolition of Phases 1 and 2 on site to occur and progress the development and to allow the undertaking of the ground investigation of the area known as Phase 3.

In due course, a written programme of investigation will be submitted for Phase 3 and once approved, demolition of that phase would be undertaken, and the ground investigation carried out with results submitted to the Council for approval.

None of the other conditions attached to the original permission are affected by the amendments.

Given the above, the proposed amendment to the wording of condition 26 is considered to be a non-material variation which does not affect the overall nature of the scheme or its impact on amenity. The full impact of the scheme has already been assessed by virtue of the previous planning permission ref 2015/6455/P dated 23/06/2017.

2 You are advised that this decision relates only to the changes set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 23/06/2017 under reference number 2015/6455/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope
Director of Economy, Regeneration and Investment

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