

Application ref: 2020/3976/P
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Date: 3 September 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)

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 self-contained residential dwellings (Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping (description as amended by 2020/0478/P dated 04/03/2020). Drawing Nos: Proposed Additional Phase 2 Ground Investigation Scoping Document by CGL dated August 2020.

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

Informative(s):

- 1 Reason for granting permission

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.

Condition 26 (part A) has been discharged previously on 20/02/2020 under reference 2020/0200/P. At the time of the initial investigation, the western part of the site was inaccessible and as such was not included. An addendum to the written programme of ground investigation has been submitted to re-discharge condition 26 (part A) which proposes a second phase of investigation to assess ground and groundwater contamination beneath the former buildings in the western area of the site, and to determine appropriate remedial actions where necessary.

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 (2)), 11 (lighting strategy), 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), 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.

Details have been submitted for condition 26b (details of contamination remediation measures) and are under consideration.

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 grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment