

Application ref: 2020/4016/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Alexander Lewers
16 The Boulevard
Imperial Wharf
London
SW6 2UB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Camden Goods Yard
Chalk Farm Road
London
NW1 8EH

Proposal: Details of contaminated land remediation report (PFS parcel) as required by condition 62 (c) of planning permission 2017/3847/P dated 15th June 2018 (as amended by 2020/0034/P dated 05/05/2020; 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/19 and 2019/2962/P dated 04/07/2019).

Drawing Nos: Remediation Report by Ramboll Rev.01 dated 20/7/20 and Phase II environmental site investigation Rev.02 by Ramboll dated 20/12/19.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting:

Part c of Condition 62 requires a remediation report for the PFS to be submitted. A Remediation Report was submitted and this detail was assessed Council's Environmental Health (Land contamination) team. The report confirmed that following the removal of underground fuel storage tanks and associated infrastructure at the former Morrison Petrol Station (MPS), the base and sides of the excavated area were sampled and laboratory analysed for TPH CWG and VOCs, all results were below the Ramboll GAC designed to protect human health.

The risk based approach undertaken throughout the various stages of the

investigation process and the conclusion in the RR that no further remedial work is required at the former MPS is acceptable. Therefore it is considered satisfactory that land at the former MPS is not capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990, which satisfies the condition and section (c) can be discharged. The details are considered 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.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The details are in general accordance with policy A1 of the Camden Local Plan 2017 and sufficient to partially discharge the condition.

- 2 You are advised that details submitted for conditions 10 (Fixed mechanical plant noise), 12 (noise and vibration), 24 (Detailed landscape plan), 25 (cycle parking) and 65 (signage strategy) are currently under consideration.

You are reminded that the following conditions relating to the temporary store remain outstanding and require details to be submitted and approved in writing by the local planning authority:

71 (Disassembly and Circular Economy) and 72 (energy and sustainability statement).

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
Director of Economy, Regeneration and Investment