

Application ref: 2020/3260/P
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Development Management
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Sada Architecture Ltd
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26C George Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1 Hampshire Street
London
NW5 2TE

Proposal:
Details required by condition 10b (remediation measures) of planning permission 2017/2883/P dated 24/04/2019 (for redevelopment of the site to provide 4 storey building with commercial floorspaces and 16 residential units with terraces at front and rear).

Drawing Nos: Remediation Method Statement prepared by Southwest Environmental Limited dated July 2020; Phase 2 Environmental Site Investigation Report prepared by STM Environmental, dated 09/07/2020

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

A Phase 2 Environmental Site Investigation Report has been submitted and has been reviewed by Environmental Health officers. Contamination risk assessments were undertaken based on there being no gardens or soft landscaped areas within the application site. The risk assessment compared soil contaminant levels against assessment criteria for the commercial end use

scenario to illustrate that post-development risks would be acceptable without the need for remedial works. The assessment undertaken is considered acceptable and would protect future occupiers of the development from possible ground contamination. To discharge Condition 10 in its entirety, a statement confirming the status of unexpected contamination during construction should be submitted to the LPA. The statement should provide evidence that Thames Water are satisfied that the site conditions would be acceptable for buried plastic potable water supplies. An informative will be included on the decision reminding the applicant of this requirement.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies G1 and A1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawing and samples of facing materials), 4 (sample panel of the facing brickwork), 10 (report detailing the remediation prior to occupation), 18 (Building Regulations Part M4(2)) and 19 (Building Regulations Part M4 (3)(2a)) of planning permission granted on 24/04/2019 ref: 2017/2883/P are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for condition 22 (bat survey) of planning permission granted on 24/04/2019 ref: 2017/2883/P and these are currently being assessed.

- 3 You are advised that Condition 10 (report detailing the remediation prior to occupation) will require a statement confirming the status of unexpected contamination during construction to be submitted to the LPA. The statement should provide evidence that Thames Water are satisfied that site conditions are acceptable for buried plastic potable water supplies.

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