

Application ref: 2020/1618/P
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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 results and any remediation measures required by condition 26B (Phases 1 and 2) of planning permission 2015/6455/P dated 23/06/2017 amended by non-material amendment 2020/3309/P dated 29/07/2020 (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: Geotechnical and Geoenvironmental Interpretative Report - Phase 2,
Revision 2, October, 2020

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

Informative(s):

- 1 Reasons for granting approval:

A geotechnical and geoenvironmental interpretative report have been submitted

to discharge part B of condition 26 which has been reviewed by the Council's Contaminated Land Officer, who confirms they agree with the risk assessments undertaken and the remedial measures recommended. This includes remedial measures to reduce risks to acceptable levels for human health i.e. soil contaminants and potentially insitu below ground fuel storage tank(s), plant growth and potable water supplies.

It has been established across the entire site levels of soil contaminants generally exceed their assessment criteria for "residential use without plant uptake" thus pose a low to moderate human health risk for future site users including construction workers. In terms of the latter, this could be addressed by the main contractor who is responsible for health and safety matters via the CDM Regulations 2015. It is recommended the appointed contractor be provided copies of CGL's reports (Revs1 & 2) so the appropriate controls can be implemented to address the risks from UXO and soil contaminants i.e. provision of appropriate PPE for site construction workers.

Remedial measures were recommended in Section 8 of the report to reduce the following risks:

- The report identified a phytotoxic risk from soil contaminants (Zinc, Nickle & Boron) within the Made Ground formation to plant growth and recommended introducing a capping layer for open spaces and soft landscaped areas to reduce risks to acceptable levels. Such areas should be delineated on a Landscape Plan included in the Verification Statement.
- Organic contaminants (i.e. PAHS and TPH) were identified within the Made Ground formation at levels that may pose a risk to buried plastic potable water supplies. A recommendation was made to obtain confirmation from Thames Water that conditions are suitable for the supply of potable water piping below ground.
- During enabling works the report identified a potential risk of discovering buried fuel storage tanks and associated residual contamination that may remain in situ from PFS occupation. A watching brief and discovery strategy was recommended for construction stages to mitigate organic contaminants and asbestos encountered during further site works.

Section 8 (Geo-environmental Recommendations) of the Rev2 report is considered acceptable as a Remediation Strategy. However, to discharge Condition 26 in its entirety, a Validation or Verification Statement should be submitted for approval. This should evidence the approved remedial measures have been undertaken, risks are at acceptable levels and the application site is suitable for the approved land uses.

As such the details are sufficient to partially discharge condition 26 (part B) and 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), 26 (land contamination Validation or Verification Statement), 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.

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 positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment