

Application ref: 2020/4869/P  
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Date: 16 November 2020

**Development Management**  
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Reed Watts  
21c Clerkenwell Road  
London  
EC1M 5RD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**The Roundhouse Theatre**  
**Chalk Farm Road**  
**London**  
**NW1 8EH**

Proposal:

Details of condition 13(a) (Land contamination) of planning permission ref: 2016/5760/P dated 16/08/2018 for: 'The erection of a new building ranging from two to four storeys in height to accommodate new studios (Class D1) and offices (Class B1) within the service yard and the addition of a sixth storey to the existing 'container' office building for office accommodation (Class B1) together with installation of rail side storage containers and associated works within the service yard area.'

Drawing Nos: Location Plan, Covering letter by Reed Watt dated 19/10/2020, Southern Testing letter (Ref: ER/SKT/KJ/J14197/20201015.let) dated 15/10/2020, Phase 2 Geo-environmental Investigation by Geotechnics dated 02/10/2014, & Additional Site Investigation & Risk Assessment Report by ST Consult dated 28/11/2019.

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

Informative(s):

- 1 Details of the ground investigation for the presence of soil and groundwater contamination and landfill gas were submitted in compliance with condition 13(a) of planning permission ref: 2016/5760/P dated 16/08/2018.

The revised risk assessment identified soil gases (CO2 & CH4) within the Made Ground formation that pose a risk new buildings. It was acknowledged that these results were identified from one round of gas monitoring. The gas monitoring strategy undertaken was based on guidance in CIRIA C665, therefore a minimum of 6 gas test results will be undertaken over a 6 month period to quantify the risks. The report also identified traces of loose chrysotile asbestos fibres within the Made Ground formation requiring remediation. The revised risk assessment also identified risks to plastic water supply pipes, drainage and sewage pipes due to the levels of some organic contaminants (PAHs, VOCs & SVOCs) within in the Made Ground formation. The information provided meets the requirements necessary to discharge Condition 13(a).

Further gas monitoring and assessment is required to discharge condition 13(b), to demonstrate whether the risks from soil gases are acceptable or require remediation (gas protection) to reduce risks to acceptable levels. A remediation strategy and a validation or verification statement will also be needed to discharge condition 13(b).

The details have been assessed by the Council's Environmental Health Team and the details are considered sufficient to discharge condition 13(a) in accordance with policies G1, D1, A1 and DM1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (materials), 5 (hard and soft landscaping), 8 (servicing management plan), 9 (cycle storage), 10 (photovoltaics), 11 (SUDS), 12 (green roof), 13(b) (land contamination - remediation measures), 14 (waste storage) & 16 (lighting) of planning permission ref: 2016/5760/P dated 16/08/2018 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



Daniel Pope  
Director of Economy, Regeneration and Investment