

Application ref: 2021/0081/P
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**115-119 Camden High Street
London
NW1 7JS**

Proposal:

Details of land contamination required by condition 11 of planning permission ref. 2019/3138/P dated 24/12/2020 (for Demolition of existing two storey building and erection of a part-four, part-five storey building comprising retail at ground floor level fronting Camden High Street, 80-bed hotel and 3 residential units fronting Delancey Street).
Drawing Nos: Cover letter (dated 07/01/2021); Phase 2 Geo-Environmental Appraisal Report (dated 03 June 2020), prepared by Clancy Consulting Ltd.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for approval-

A Phase 1 Desk Study and Preliminary Risk Assessment Report submitted as part of the original application identified potential harm from pollutants on human health and so a Phase 2 Environmental Site Investigation has been undertaken to determine whether the linkages would be active following redevelopment of the site. Beneath the site is a layer of Made Ground and below that London Clay Formation. Lead was recorded in a sample of Made

Ground; however it is expected this will be removed as part of the basement construction. There is no identified risk associated with contaminants permeating the London Clay Formation or groundwater beneath the site.

The Council's Environmental Health (contaminated land) officer has reviewed the documents and confirms that Condition 11 can be fully discharged. As no risk has been identified, no remediation strategy is required and therefore parts (b) and (c) of the condition do not need to be discharged.

It is noted that risks associated with ground gas are dealt with under condition 23.

As such, the details are considered to be in accordance with policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (design), 4 (piling method statement), 6 (refuse), 7 (fire statement), 8 (SUDS), 9 (water efficiency), 17 (mechanical ventilation), 19 (mechanical ventilation), 20 (access), 21 (access) and 24 (entertainment noise levels) of planning permission ref. 2019/3138/P dated 24/12/2020 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
Chief Planning Officer