

Application ref: 2021/0085/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 20 January 2021

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

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

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 ground gas required by condition 23 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-

Based on data collected from monitoring wells installed beneath the site, the ground gas regime is considered to correspond to CIRIA Characteristic Situation 1 (CS1), whereby ground gas protection measures are not required for new dwellings. Therefore, the risk posed by ground gas to human health receptors and infrastructure is not considered to be significant.

The Council's Environmental Health (contaminated land) officer has reviewed the documents and confirms that Condition 23 can be discharged. However, he advises that a statement in Section 2.9 of the report, " the site is within a lower probability radon area where less than 1% of homes are estimated to be at or above the action level. On this basis, no radon protection measures are required within new buildings at the site", is not accurate as Radon Guidance BR 211 (2015) mentions that all basements are at increased risk of elevated levels of radon regardless of geographic location. The officer therefore recommends continuous monitoring to take place post-construction to ascertain potential risks have been mitigated.

Gas protection measures are not required to reduce the risks of methane and carbon dioxide to acceptable levels and so a verification report is not required.

As such, the proposed 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