

Application ref: 2020/4873/P
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Date: 23 February 2021

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Quod
13-17 Broadwick Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park containing existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas containing existing Aspen House, gymnasium and garages

Proposal:

Details of Ground Investigation Results required by condition 8b of planning permission ref 2014/5840/P dated 31/3/15 (as amended by 2015/6696/P and 2019/4998/P) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

Drawing Nos: CONTAMINATED LAND REVIEW prepared by Bouygues UK Limited dated January 2021; REMEDIATION STRATEGY R9203/004 prepared by Bouygues UK Limited dated February 2021

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting approval-

A Contaminated Land Review has been submitted with a detailed remediation plan and verification strategy. The remediation plan sets out what will be required in relation to future verification. The Council's contaminated land

officer has reviewed the submitted information and is satisfied that the report, as updated following his comments, is comprehensive and acceptable. As such, the submitted details demonstrate that future occupiers of the development would be protected from the possible presence of ground contamination and condition 8 can be partially discharged. A verification report is still required and an informative will be included on the decision notice to highlight this.

The submitted information did not investigate the public open space portion of the site, including the Glade area and MUGA. It is understood that the applicant no longer wishes to proceed with the MUGA and therefore intends to submit an application to propose alternative play provision. Nevertheless, an informative will remind the applicant that should they proceed with the MUGA, they would need to discharge condition 8 in relation to this element.

The planning and appeal history of the site has been taken into account when coming to this decision.

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 C1 and A1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 8 (ground investigation for MUGA), 8 (contaminated land - verification report), 14 (Cycle storage), 17 (part c - material samples), 20 (parking management plan), 21 (Home Quality Mark - post completion certificate), 31 (Energy Efficiency and renewables plan - post construction review) 35 (acoustic verification report), 36 (Internal noise levels), 37 (Music from TRA Hall), 38 (sound limiter), 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) of planning permission granted on 31/3/15 ref: 2014/5840/P are outstanding and require details to be submitted and approved.

Details have been submitted for condition 7 (SUDS), 39 (Substation), 10 (hard and soft landscaping) and 4 (facing brickwork) and these are currently being assessed.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer