

Application ref: 2021/0171/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: [Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)  
Date: 14 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Jack Landor  
St George House  
16 The Boulevard  
Imperial Wharf  
London  
SW6 2UB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Camden Goods Yard**  
**Chalk Farm Road**  
**London**  
**NW1 8EH**

Proposal: Details pursuant to condition 62B (Contaminated Land: HR2 Site Investigation and Remediation Scheme) of planning permission 2020/3116/P dated 03/11/2020 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site).

Drawing Nos: Phase II Ground Site Investigation for CGY Main Site, prepared by Geo-Environmental (October 2020); Response to EHO Comments 4 February 2021 re Discharge of Condition 62b (dated 4 March 2021); Remediation Strategy & Verification Plan (prepared by Geo-Environmental, dated 26/02/2021); Letter prepared by Geo-Environmental dated 03/02/21 re: radon risk; Letter prepared by Geo-Environmental dated 04/05/2021 re: additional borehole investigation works

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

Informatives:

#### 1 Reasons for granting-

Following the provision of additional information including further consideration about the potential risk of radon; results from further boreholes in close proximity to the substation and under the store; and a remediation and verification strategy, the final submission was deemed to be acceptable by the Council's Environmental Health officer who agrees with the findings and recommendations presented.

A remedial strategy and verification plan (RSVP) has been produced to reflect the findings from all phases of the assessments undertaken on this site. Based on the findings of the investigations it is considered that remediation works would be required with respect to ground gas only as no other contamination has been identified within the Main Site.

It is noted that part d of condition 62 prohibits occupation until the approved remediation report has been submitted to and approved by the local planning authority.

The full impact of the development has already been assessed. The submitted information is considered sufficient to discharge part b of condition 62 and is in general accordance with policy A1 of the Camden Local Plan 2017.

- 2 You are reminded that there are outstanding conditions requiring details to be submitted and approved in writing by the local planning authority. Please refer to the decision notice for details.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer