

Application ref: 2020/3606/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
73 Maygrove Road
London
NW6 2EG

Proposal: Details of site investigation to partially discharge condition 7 (contamination), with remediation strategy and verification statement reserved, of planning permission 2016/5498/P dated 11/06/2019 for erection of 4 storey building comprising 4 flats (3 x 2bed and 1 x 1bed), including balconies at ground, first and second floor levels on the southern elevation and associated cycle and bin stores.

Drawing Nos: Site at 73 Maygrove Road, West Hampstead, London NW6 2EG : GAS INVESTIGATION REPORT

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

Informative(s):

- 1 Reasons for approving the details.

The documents referenced below have been reviewed to partially discharge this planning condition:

- Gas Investigation Report by Herts & Essex Site Investigations, dated 30 June 2020.

- Phase 2 Environmental Report (Ref 14798) issued under planning reference (2019/3831/P).

The Gas Investigation report was undertaken at the centre of the application site, previously an infilled pond, to establish the risk from soil gases. Six rounds of gas monitoring were undertaken, a review of borehole arisings and assessments in accordance with BS 8485 and RB17 established no gas protection measures are required.

Remedial measures were recommended in the Phase 2 report (previously submitted under planning ref 2019/3831/P) to address risks to:

- Human health from arsenic levels in soils to be used in soft landscaped areas.
- Plastic potable water supplies from organics in near surface soils.
- Excavated material for off-site disposal.

Officers are satisfied the site investigations and assessments undertaken. This information partially meets the requirements of Condition 7. A remediation strategy and verification statement need to be submitted before the condition can be discharged in its entirety.

On this basis, the details are considered to be in accordance with policy A1 of the Camden Local Plan 2017.

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 2021.

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