

Application ref: 2021/1961/P
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Date: 14 December 2021

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**152-156 Kentish Town Road
London
NW1 9QB**

Proposal:

Details of conditions 12 (Archaeological Written Scheme of Investigation) and 20 (Contaminated Ground Investigation) of planning permission 2016/1372/P dated 21/11/2016 as varied by permission 2018/4518/P dated 22.05.2019 (for the replacement of existing building with a four storey plus basement mixed use building with 8 residential units).

Drawing Nos: J15359; GEA_GI-1-135 Part 1; GEA_GI-136-192 Part 2; Archaeological Evaluation Report commission by Allen Archaeology Ltd dated February 2021; Kentish Town Road Trial Trenching Specification Revised November 2020; Letters from Iconic Building Ideas dated 22.4.21 and 5.12.21.

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

Informative(s):

1 Reasons for granting approval-

Condition 12- a Stage 1 Archaeological Written Scheme of Investigation (WSI) has been submitted. The document has been reviewed by the Greater London Archaeological Advisory Service (GLAAS) who have confirmed that it is

acceptable and no further archaeological work is needed for the site. Thus it is sufficient to discharge condition 12.

Condition 20- a written programme of ground Investigation for the presence of soil and groundwater contamination and landfill gas has been submitted. The supporting document from Iconic Building Ideas confirms the process of soil analysis that will be carried out during excavation and that a report will be produced following the removal of the soils required to form the basement. The Council's Environmental Health officer confirms that this is acceptable, on the basis that a report is produced later regarding the results of the investigation. Thus it is sufficient to discharge part (a) of condition 20.

The full impact of the proposed development has already been assessed during the determination of the original application.

As such, the submitted details are in general accordance with policies A1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that conditions 2, 4, 5, 6, 8, 9, 16 and 20(b) of planning permission ref: 2018/4518/P granted on 22 May 2019, as a variation of planning permission granted on 21 November 2016 ref: 2016/1372/P, are outstanding and require details to be submitted and approved.
- 3 You are advised that the Council's Environmental Health officer advises the following regarding condition 20- the soils from the new ground level and on the sides of the basement excavation shall be free from contamination and not a potential source of ground gas. The nature of the material being removed is the applicant's responsibility who must classify it and dispose of it in accordance with published guidance (the Duty of Care Regulations).

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