

Application ref: 2022/0210/P  
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Date: 31 March 2022

**Development Management**  
Regeneration and Planning  
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Knight Frank  
55 Baker Street  
London  
W1U8EW  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**7A**

**B**

**C**

**Bayham Street**

**London**

**NW10EY**

Proposal:

Details to part discharge condition 14 (land contamination) of permission 2018/3647/P dated 28/08/2020, as amended by 2020/5647/P dated 19/01/2022 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use).

Drawing Nos: RPS Remediation Strategy and Verification Plan 02 October 2021

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

Informative(s):

- 1 Condition 14 requires a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas, to be submitted and approved.

The submitted Remediation Strategy and Verification Plan prepared by RPS has been reviewed by the Council's land contamination officer who has

confirmed the report is acceptable. However, it does not include the requirement to detail any upgraded service installations (such as Protect-a-line pipework for potable water supply). These details should be provided in the final verification report submitted prior to occupation of the building. Therefore, condition 14 can be part discharged.

As such, the proposed details are in general accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 2 Conditions 5, 9, 12, 13, 16, 17, 20 and 21 of planning permission 2018/3647/P dated 28/08/2020, as amended by 2020/5647/P dated 19/01/2022, have been submitted and are currently under consideration.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer