

Application ref: 2021/5877/P
Contact: David Fowler
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Date: 8 April 2022

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ECE Architecture Limited
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Charlie Ratchford Centre
Belmont Street
London
NW1 8HF

Proposal:

Details pursuant to parts A and B of Condition 11 (Land Contamination) of planning permission reference 2020/5063/P dated 05/11/21 (for redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height to provide self-contained residential flats and associated works).

Drawing Nos: Geo-Environmental Assessment (Delta Simons) June 2021, Phase III Remediation Report (Herts and Essex Site Investigations) February 2022, Letter dated 12th February 2022.

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

Informative(s):

1 Reason for approval:

This application is to discharge parts A and B of condition 11 regarding land contamination. A Site Investigation and risk assessment have been submitted with regards to part A of the condition and details of remediation have been submitted in accordance with part B of the condition. The Council's Land

Contamination Officer was consulted and is satisfied with the proposals. The remediation strategy document provides a comprehensive summary of the previous works undertaken, the findings and the conclusions and is considered acceptable. The details submitted will ensure that the risks posed by contaminated land are minimised to future users of this site. Given the above, parts A and B of the condition are discharged.

Condition C relates to a verification plan with regards to the remediation strategy and cannot be discharged until the measures approved under this application are implemented.

The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and DM1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 5, 6, 8, 10 (unless no piling), 11 part C, 16, 17, 18, 19, 21, 22 and 23 of planning permission granted on 5th November 2021 (ref 2020/5063/P) are outstanding and require details to be submitted and approved.
- 3 The conditions that are marked with two stars (i.e. **) have been transferred to section 106 obligations and should be discharged accordingly.

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