

Application ref: 2022/1371/P  
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Date: 28 May 2022

**Development Management**  
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Debtal Architecture  
72 Bury New Road  
Prestwich  
Manchester  
M25 0JU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**57 Fortress Road**  
**London**  
**NW5 1AD**

Proposal:

Details of land contamination risk assessment in relation to condition 2 of prior approval (2021/5607/P) granted 23/03/2022 for a change of use of part basement and ground floor levels from commercial (Class E) to a self-contained flat (Class C3).

Drawing Nos: Site location plan (ref. 001); Phase I GeoEnvironmental Desk Study by Earth Environmental & Geotechnical Ltd. (ref. A4593/22 FDS) dated February 2022; Groundsure Data & Mapping (Parts 1 to 3) dated 25/01/2022.

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

Informative(s):

1 Reason for granting approval:

This application is to discharge Part A of Condition 2 regarding the risk of land contamination. As such, a preliminary risk assessment report has been submitted comprising a desktop study and conceptual site model along with other land related data as required. The Council's Land Contamination Officer has reviewed the submission and is satisfied that the information provided is

sufficient to discharge Part A such that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

A number of former land uses identified in the vicinity of the site are not considered to pose an unacceptable risk to the subject site given that the proposed development does not include any areas of soft landscaping and the foundations and ground surface of the development will remain the unaltered. On that basis, no further investigation is necessary or additional remediation steps required under Parts B-D, and as such, Condition 2 can be fully discharged.

The full impact of the proposed development has already been assessed under planning application (2021/5607/P) granted on 23/03/2022.

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

- 2 You are advised that all conditions relating to planning permission (2021/5607/P ) granted on 23/03/2022 that require details to be submitted have been approved.
- 3 The applicant's attention is brought to the likelihood that made ground soils (and potentially unacceptable concentrations of contaminants) are likely to be present in the yard area. Therefore, in the event that it becomes necessary in the future to remove hardstanding in the yard (so exposing the soils underneath), testing of the made ground material is strongly recommended at that stage to determine if the underlying soils pose an unacceptable risk to site users, workers, neighbours or other offsite receptors.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer