

Application ref: 2022/1315/P  
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Date: 30 June 2022

**Development Management**  
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Firstplan Ltd.  
21 Broadwall  
London SE1 9PL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Workshop Rear of 36 to 52 Fortress Road  
Fortess Grove  
London  
NW5 2HB**

Proposal:

Details pursuant to Condition 14 part b (Site Investigation Report), Condition 15 (Land Contamination Report) and Condition 16 (Asbestos Survey) of planning permission reference 2017/6788/P dated 28/01/19 as varied by reference 2021/3009/P dated 17/12/21 (for works to depot building comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews).

Drawing Nos: CBRE Remediation Validation Report for Fortess Works, reference 50BCD0337844, dated March 2022; and West 1 Ltd. Letter on asbestos removal works at Fortess Works, dated 2nd March 2022

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

Informative(s):

- 1 Reasons for approval-

The site investigation as required by condition 14 has already been discharged under reference 2020/1489/P. The remediation validation report has been reviewed by the Council's Contaminated Land Officer and has been found to be acceptable. The report concludes that the soils remaining on-site do not pose an unacceptable risk to human health via direct exposure or inhalation of vapours for commercial end-use. Thus condition 14 can be fully discharged.

Regarding condition 15, it is noted that no modifications were made to the approved remediation scheme during the course of the works.

The asbestos removal works letter confirms that all reported ACM has been removed from the site and evidence has been provided to demonstrate the licensed disposal of the material. Thus condition 16 can be fully discharged.

As such, the details are in accordance with policy A1 of the Camden Local Plan 2017 and conditions 14, 15 and 16 can be discharged.

- 2 You are advised that all conditions relating to planning permission granted on 17/12/2021 under ref 2021/3009/P, which need details to be submitted, have been approved.

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 positioned above the printed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer