

Application ref: 2022/1577/P
Contact: Laura Dorbeck
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Date: 28 September 2022

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BNP Paribas Real Estate
5 Aldermanbury Square
London
EC2V 7BP
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
76 Fitzjohn's Avenue
London
Camden
NW3 5LS

Proposal:

Written programme of ground investigation and scheme of remediation measures required by condition 4 of planning permission 2017/1047/P granted 10/06/2019 for the Creation of a single storey basement with lightwell to front and rear, installation of 1 x AC unit within front garden, removal of 1 x palm tree from front garden, alterations to side elevation fenestration, alterations to rear ground floor patio doors and erection of a new fence in the front garden.

Drawing Nos: Remediation Method Statement ref J16214A Rev 0 dated April 2022, cover letter dated 11 April 2022 and Site Location Plan ref: FPY_001.

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

Informative(s):

1 Reasons for granting approval

Condition 4 required a written programme of ground investigation for the presence of soil and groundwater contamination alongside a written scheme of

remediation measures. A desk study and ground investigation has been submitted which was prepared as part of the original application and which identified elevated concentrations of lead in the made ground, alongside a Remediation Method Statement.

The reports have been reviewed by the Council's Contaminated Land Officer who advised that they are in agreement with the report which indicates the site is at low risk from unacceptable contamination. It is noted that elevated lead was identified from the site investigation within the made ground soils; however, it is anticipated that the majority of made ground soils will be removed as part of the basement excavation.

No off-site source of ground gases was identified from the desk study, and subsequent investigation recorded that made ground is not considered likely to generate ground gases. This material is also anticipated to be removed from site in the location of the basement.

The inclusion of 600mm cover including an anti-dig layer is considered sufficient in the garden areas to protect the site users.

Following implementation of the remediation method statement, a validation report will be required (detailing the remedial works completed in line with the RMS) for the condition to be fully discharged.

Concerns were raised by a neighbouring resident regarding the potential health impacts of the elevated lead levels on nearby residents. The Contaminated Land Officer has confirmed that the Remediation Statement outlines that there will be no stockpiling of soil on the site, and if any areas of made ground are left exposed for long periods measures will be required to prevent dust generation as outlined in the statement. This methodology would be sufficient to ensure there would be no dust, and therefore no impacts to neighbouring residents. Therefore this condition can be part discharged.

As such, the submitted details are sufficient to protect future occupiers of the development from the possible presence of ground contamination in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan 2018.


- 2 You are advised that a validation report must be submitted detailing that the remedial works have been completed in accordance with the approved Remediation Method Statement in order to discharge condition 4 in full.
- 3 You are reminded that condition 6 (design and method statement for foundations) of planning permission granted on 10/06/2019 (reference 2017/1047/P) is outstanding and requires details to be submitted and 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer