

Application ref: 2022/5252/P
Contact: Josh Lawlor
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Date: 1 February 2023

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GPAD London Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1 Raglan Street
London
NW5 3DB

Proposal: Details to discharge Condition 9c (Verification Report) of planning permission reference 2019/4825/P dated 27/02/20 for change of use from day centre (Use Class D1) to create residential dwellings (Use Class C3). Erection of new first floor side extension and two storey side infill extension on Anglers Lane; Installation of dormer windows; insertion of new doorways at ground floor level and associated minor alterations to the railings.

Drawing Nos: JOMAS Engineering Environmental Verification Report, reference P2385J1779/SC dated 18/11/2022

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

Informative(s):

1 Reason for approval-

The remediation strategy outlines the requirements for the encapsulation of impacted soils below building footprints and hardstanding, a watching brief during works and installation of utility pipework in accordance with suppliers' requirements.

The verification report submitted confirms the site is covered entirely with hardstanding. The report confirms the utility pipework has been installed correctly and that no evidence of previously unidentified contamination has been encountered during the site works.

The council's Contaminated Land Officer has confirmed that the works have been completed in line with the remediation strategy and recommend discharge of condition 9 Part C.

The submitted details demonstrate that the risks from land contamination to the future users of the land and neighbouring land have been minimised. The development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in 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 granted on 27/02/2020 under ref. 2019/4825/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 written over a faint circular stamp.

Daniel Pope
Chief Planning Officer