

Application ref: 2022/4365/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 1 March 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Holloway and Holloway  
13 Harcourt Road  
London  
SE4 2AJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land between Gondar House and South Mansions  
Gondar Gardens and to the rear of 1 Hillfield Road  
West Hampstead  
London  
NW6 1QD**

Proposal:

Details of contaminated land assessment required by condition 10 parts (a) and (b) of planning permission 2021/2596/P dated 14/03/2022 for the construction of a new three storey plus basement residential building to deliver 4 residential units, together with associated landscape, cycle parking, refuse and recycling storage.

Drawing Nos: Phase I & II Geo-Environmental Assessment commissioned by EPS dated 23rd September 2022 and covering letter commissioned by Holloway + Holloway dated June 2022.

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

Informative(s):

1 Reason for approval:

This application is to discharge conditions 10 and 20 (regarding contaminated land and radon ground gas assessments) of planning permission 2021/2596/P dated 14/03/2022.

However, the Council's Contaminated Land Officer considers that the submitted Phase I and II report is not sufficient to fully discharge conditions 10 and 20 and can only currently discharge parts (a) and (b) of condition 10. Their comments are as follows.

With regard to condition 20, the report has highlighted a low risk of ground gases from an off-site infilled pond; however no further analysis or risk assessment for the potential for ground gases was provided in the interpretative section of the report following the site investigation. A ground gas risk assessment should be included in the report indicating whether or not an unacceptable risk is posed to the future site users. Whilst the report has identified the site does not lie within a radon affected area, given the proposed basement as part of the residential development, the guidance recommends monitoring for radon should be undertaken. Hence, condition 20 cannot be discharged until further monitoring and risk assessment is undertaken with respect to radon.

With regard to condition 10, the human health risk assessment with respect to the underlying soils is considered to be generally acceptable. Elevated lead has been recorded on site within the made ground soils. It is noted that elevated total petroleum hydrocarbons (TPH) was also recorded within the made ground at one location. It is likely any remediation for the lead-impacted soils would also remove the made ground containing elevated TPH, and this should be addressed as part of the remediation strategy. It is noted that no borehole location plan has been provided within the report. Whilst the contents indicates Figures 1-4, it is possible these have been missed off in error and the report should be updated with the figures attached for approval.

It is thus considered that Condition 10 (a) and (b) can be discharged now. A remediation method statement report should then be prepared for the site, detailing the remediation measures required and how they are to be undertaken (including a verification plan) in order to discharge 10 (c) and (d). A final verification report should be submitted on completion of the remediation.

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

As such, the proposed details are partly in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (All facing material), 5 (hard and soft landscaping), 8 (waste storage), 10c (detailed risk assessment), 10d (verification plan), 13 (bird and bat boxes), 15 (qualified chartered engineer), 16 (living roof), 17 (Piling Method Statement) and 20 (radon ground gas investigation) of planning permission granted on 5th November 2021 (ref 2020/5063/P) are still outstanding and should 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 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer