

Application ref: 2022/4906/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 3 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
www.camden.gov.uk/planning

DWD
6
New Bridge Street
London
EC4V 6AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Tybalds Estate
New North Street
London
WC1N 3JT

Proposal:

Details required to part discharge condition 12 (land contamination) of permission 2021/3580/P dated 14/10/2022 (Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works).

Drawing Nos: 308468_TE_Ground remediation_20230208, Appendix B - 0372__2158_J15072_01 - Ground investigation rpt (002), Appendix A - 308468-HAH-BL-00-DR-S-50_T01, 0372__2158_J15072_01 - Ground investigation rpt 2015, STU5731-R01B - Ground Investigation Report, 219175.02a_Ground Conditions Clarification

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

Informative(s):

- 1 Condition 12 requires details of land contamination site investigation works to be submitted and approved.

The submitted documents have been reviewed by the Council's Land Contamination Officer and are generally considered acceptable. However, in order to fully discharge the condition, we will require a final verification report for the site, confirming the works were undertaken in line with the current remediation proposals (i.e. confirming 600mm cover placed and detailing any formation inspections confirming no asbestos and placement of the geotextile marker later), and confirming the imported soils are suitable for use. The verification report should be submitted for approval prior to occupation of the units. As such, condition 12 can be part discharged.

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

- 2 You are reminded that this decision only relates to the under-build units and that details of land contamination for all other elements of the approved scheme will need to be submitted for approval by the Council.

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



Daniel Pope
Chief Planning Officer