



GERALDEVE
A NEWMARK COMPANY

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

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldeve.com

Our ref: LJW/GBR/EMO/AME/U0016297

Your ref:

17th May 2023

Dear Sir/Madam

105 - 121 Judd Street, London, WC1H 9NE
Town and Country Planning Act 1990 (as amended)
Approval of Details Application for Discharge of Condition 9 – Geo-Environmental Site Investigation

On behalf of our client, 105 Judd Street Limited, we write to enclose an application to formally discharge Condition 9 (Geo-Environmental Site Investigation) of planning permission ref.2022/1817/P.

Planning Background

Planning permission ref.2022/1817/P was granted on 10th May 2023 for the following development:

“Erection of roof extensions at third, fourth and fifth floor level with rooftop plant in connection with the continued commercial use of the building (Class E) with associated external alterations to all elevations, public realm improvements; roof terraces at levels three, four and five, provision of cycle parking, waste/recycling storage and other services”

Condition 9 (Geo-Environmental Site Investigation)

Condition 9 of planning permission ref.2022/1817/P states that:

“Prior to commencement of any development other than works of demolition, site clearance & preparation, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing. Site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing. The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation”.

The application is supported by a Phase 2 Geo-Environmental Site Investigation report prepared by RSK Geosciences. In accordance with the requirements of Condition 9, the report includes the findings of ground investigation for the presence of soil and groundwater contamination and landfill gas. The report concludes

that the results of the site investigation confirm that no remediation works are required at the site and that Condition 9 can therefore be fully discharged.

Application Documents

The following information is enclosed for submission against Condition 9 (Geo-Environmental Site Investigation):

- Application Form, prepared by Gerald Eve LLP; and
- Geo-Environmental Site Investigation, prepared by RSK Geosciences, dated April 2023

The requisite planning application fee of £180 (inclusive of the £64.00 planning portal service fee) will be paid online concurrent to the submission of this planning application. We trust that the enclosed information is sufficient to discharge the condition and we look forward to receiving confirmation of validation. If you have any questions in the interim, please contact Emma Mounsey (02073336319; emounsey@geraldev.com) or Abdul Mehdi (0207 333 6417; amehdi@geraldev.com) of this office.

Yours faithfully,



Gerald Eve LLP

