

Our ref: Q40227
Your ref: 2019/4998/P
Email: [REDACTED]
Date: 24 October 2023



Planning Development Control
5 Pancras Square
Kings Cross
London
N1C 4AG

For the attention of Kate Henry

Dear Kate

Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): Namely to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access. (Permission ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P)

APPLICATION FOR DISCHARGE OF CONDITION 8 (GROUND CONTAMINATION) OF PLANNING PERMISSION REFERENCE 2014/5840/P AS AMENDED BY 2015/6996/P AND 2019/4998/P

On behalf of my client, the London Borough of Camden ('the Applicant'), please find enclosed an application for the approval of details reserved by condition 8 of planning permission reference 2014/5840/P as amended by 2015/6996/P and 2019/4998/P. Condition 8 is split into 3 parts. Part 8a was approved on 13 March 2017 and part 8b was approved on 23 February 2021. This application relates to the final part of condition 8 only (highlighted in ***bold text*** below) and is therefore for the full discharge of the condition.

The most recent amendment to the Planning Permission was granted on 25 September 2020 under application reference 2019/4998/P. It is pursuant to this planning permission that this submission is made, a copy of which is submitted with this application.

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Condition 8

Condition 8 (Ground Contamination) requires (our emphasis has been added to the part of the condition to which this application relates):

At least 28 days before development of the relevant phase commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the MUGA:

a) 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; and

b) following the approval detailed in paragraph (a), an 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 details to discharge the final requirements of this condition have been provided in the submitted **Remediation Verification Report (October 2023)**. This has been prepared by Socotec, who undertook the site investigation required by part (b) of Condition 8 on behalf of the Applicant. Section 5 of the Report detailed the remediation works that were carried out in accordance with the approved measures, set out in section 4.

I trust these details are sufficient to allow you to discharge the above conditions but should you have any questions in relation to any of the attached information, please do not hesitate to contact me.

Yours sincerely



Becky Hartley
Senior Planner

Enc. Application form
Application fee



Site Location Plan (MPI_P01 PL02)
Council Own Development Form
Remediation Verification Plan, Socotec, October 2023