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alex.nesti@montagu-evans.co.uk**F.A.O. ELAINE QUIGLEY**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JEVia Planning Portal Ref. **PP-13660900**

10 January 2025

Dear Elaine

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMMENDED)
BRITISH MUSEUM, GREAT RUSSELL STREET, LONDON, WC1B 3DG
DISCHARGE OF CONDITION 20(A) (CONTAMINATED LAND) ATTACHED TO FULL PLANNING PERMISSION REF.
2023/4648/P**

On behalf of our client, The Trustees of the British Museum ("the Applicant"), please find enclosed an application for the partial discharge of Condition 20(A) attached to planning permission reference 2023/4648/P, approved by the London Borough of Camden ("LB Camden") on 16 October 2024.

Planning permission reference 2023/4648/P sought:

"Erection of new energy centre incorporating maintenance support accommodation to internal West Road, new substation off Montague Street, all together with associated internal and external works, service runs, erection of plant, landscaping, and temporary works associated with construction following demolition of existing Energy Centre to internal West Road and removal of temporary buildings to the south of the existing energy centre on the internal West Road and to the north and east of the White Wing facing Montague Street."

Condition 20(A) (Contaminated Land) requires that (**bold emphasis added**):

"A) Excluding external demolition down to ground level no demolition or development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the local planning authority:

11

- i) A site investigation scheme, based on previous findings to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;**
 - ii) The site investigation results and the detailed risk assessment resulting from i);**
 - iii) An options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;**
 - iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.**
- The development shall thereafter be implemented in accordance with the details and measures approved.**

B) Prior to occupation of any part of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements

for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

C) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that 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..”

To satisfy the requirements of Condition 2(A), we hereby submit the following documents:

- For SWEC:
 - ‘Discharge of Contamination Planning Condition’ prepared by Alan Baxter Associates (December 2024), which includes:
 - Ground Investigation Report prepared by Harrison Geotechnical Engineering (dated September 2024)
 - Desk Study Report prepared by Harrison Geotechnical Engineering (dated September 2022)
- For ISS:
 - Ground Investigation and Contamination Assessment Report prepared by Lucion Ground Engineering (dated November 2024)

Part B of Condition 20 can only be discharged prior to the occupation of the development. Furthermore, Part C of Condition 20 can only be discharged if contamination not previously identified is discovered during the development.

This Application solely seeks approval for Part A of Condition 20 to allow works to be undertaken.

Application Procedure

We trust that the above and the enclosed information is sufficient to discharge Condition 20(A) (Contaminated Land) of full planning permission ref. 2023/4648/P.

The application to partially discharge a condition has been submitted via the Planning Portal under reference **PP-13660900**.

The requisite application fee is £145.00 (plus £70.00 service charge). The fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2015 (as Amended 2017).

We would be grateful if LB Camden could confirm that the application is complete and will be validated shortly. In the meantime, should you have any queries, please do not hesitate to contact Graham Allison (graham.allison@montagu-evans.co.uk / 07818 012 421), Eleanor Mazzon (eleanor.mazzon@montagu-evans.co.uk / 07341 114 765), or Alexander Nesti (alex.nesti@montagu-evans.co.uk / 07387 542 160) of this office.

Yours sincerely



MONTAGU EVANS LLP

Enc.