

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/05/2012</b>	
		N/A		<b>Consultation Expiry Date:</b>		N/a	
<b>Officer</b>				<b>Application Number</b>			
John Sheehy				2012/1287/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 - 8 Ridgmount Street and 6 Store Street London WC1E 7AA							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposals</b>							
Details pursuant to condition 14 (c) (ground remediation measures and verification report) of planning permission dated 19/10/09 (2009/2629/P) for reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgemont Street and erection a three storey building (behind a retained facade) at 4-8 Ridgemont Street and alterations to 2 Ridgemont Street to create an Class A1 (shop)/Class A3 (restaurant) and Class B1 (office) floorspace.							
<b>Recommendation:</b>		<b>Approve details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>0</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>	
<b>Summary of consultation responses:</b>	N/a						
<b>CAAC/Local groups comments:</b>	N/a						
<b>Site Description</b>							
The site is located on the east side of Ridgmount Street at the junction with Store Street. It contains a former petrol station with adjacent offices, the redevelopment of which was granted in March 2010.							
The immediate environs of the site are characterised by buildings of a variety of scales and uses including a parade of shops on the south side of Store Street. There are also office, residential and education uses in the immediate context.							
The former dining room of The Academy Hotel is located to the rear of no. 4-8 Ridgmount Street. The dining room is grade II listed as part of the Georgian Terrace 15A to 30 Gower Street.							
The site forms part of the Bedford Estate and is within Bloomsbury Conservation Area.							
<b>Relevant History</b>							
<u>Original permission</u>							
<b>March 2010</b> Planning permission granted for reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgemont Street and erection a three storey building (behind a retained facade) at 4-8 Ridgemont Street and alterations to 2 Ridgemont Street to create an Class A1 (shop)/Class A3 (restaurant) and Class B1 (office) floorspace and demolition of 6 Store Street, lock up garages at 2 Ridgmount Street and 4-8 Ridgmount Street behind a retained façade, refs. 2009/2629/P, 2009/2634/C & 2009/2632/L. PERMISSION IMPLEMENTED AND WORKS UNDER WAY ON SITE.							
<u>Amendment</u>							
<b>June 2011</b> , (ref. 2011/0168/P) and November 2011 (refs. 2011/3928/P, 2011/4003/L).							
<u>Discharge of Conditions</u>							
<b>September 2010</b> submission of details pursuant to Condition 14 parts a and b (Submission of ground contamination report and remediation proposals) of planning permission dated 19/10/2009 (ref. 2009/2629/P) approved, ref. 2010/3850/P.							

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

### London Plan 2011

### National Planning Policy Framework

## Assessment

Condition 14 is as follows:

*No development shall take place until:*

*a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council;*

*b) The investigation has been carried out in accordance with the approved details and the results remediation measures (if necessary) have been submitted to and approved by the Council and*

*c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.*

*Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy SD10B of the London Borough of Camden Replacement Unitary Development Plan 2006.*

## Discussion

Parts A and B of condition 14 have been discharged. The details are submitted under part C of this condition, the submission of a verification report for implementation of remediation measures to deal with soil and groundwater contamination and landfill gas.

This information provided includes details on the following, all in accordance with British Standards:

- desk studies;
- evidence of on-site investigation including monitoring wells, and details of removal of contaminated material;
- laboratory testing; and
- reporting of results, including analytical tables which verify that a significant amount of contaminated material was removed from the site.

These details have been assessed by the Council's Contaminated Land Officer and are sufficient for the approval of part c of condition 14.

**Recommendation:** approve details of condition 14c.

### Disclaimer

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