

Delegated Report		Analysis sheet		Expiry Date:		30/06/2009	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Adrian Malcolm				2009/2348/P			
Application Address				Drawing Numbers			
Westminster Kingsway College, 45 Sidmouth Street London WC1H 8JB				04-019 (06)001/C11, letter from Kier London dated 28/4/09			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of implementation of ground investigation and remediation measures for college part of site for discharge of condition 23B of planning permission dated 5th May 2006 (ref. 2006/0427/P) (for the redevelopment to provide new part 4, part 5 storey (plus roof plant) college building (Class D1) and two four storey residential buildings comprising 25 private and 12 affordable self-contained flats, 18 basement car parking spaces, provision of new roadway, associated access and landscaping).							
Recommendation(s):		APPROVE					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Environmental Health (Contaminated Land Officer)- Satisfied that no further remedial works are required in respect of the new college area of the development (this does NOT refer to the residential area of the development).					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Existing site of Westminster Kingsway College, located in Bloomsbury Conservation Area in the vicinity of listed buildings and Grade II* Registered Gardens (St George's Gardens)- see committee report to full application for application 2006/0427/P for details.

Relevant History

2006/0427/P- Planning permission granted for new 4/5 storey college building and 2 x 4 storey blocks comprising 37 flats plus new access road.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement UDP Policy SD10 (Hazards, including B- Contaminated Land and Uses)

Assessment

Condition 23 reads:

'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 Local Planning Authority; and*
- b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Local Planning Authority. All approved remediation measures shall be implemented strictly in accordance with the approved details.*

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 EN10 of the London Borough of Camden Unitary Development Plan 2000 and policy SD10 of the Revised Deposit Draft Unitary Development Plan as amended January 2006.'

This application follows the approval of part 'a' of the condition re a programme for investigation in respect of the college part of the development only. Following liaison with the applicant, the Council's Land Contamination Officer has confirmed that no further works are necessary in respect of any remedial works for the college part of the development (this does not apply to the residential part of the development which would not be discharged by way of this application)- indeed, the college part of the development has already been constructed and occupied- unlike the residential part.

It is therefore recommended that condition 23B be discharged in respect of the new college part of the development.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613