

SJY/ER/DP1098

14 January 2008

Department of Planning and Environment  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8EQ

100 Pall Mall  
London SW1Y 5NQ

telephone 020 7004 1700  
facsimile 020 7004 1790

www.dp9.co.uk

**FAO: Kiran Chauhan**

2008/0334/P

RECEIVED  
15 JAN 2008

Dear Madam

**OSNABURGH ST, REGENT'S PLACE, NW1  
PLANNING APPLICATION REF: 2004/1700/P  
CONDITION 13b**

We write in connection with the above planning condition.

As you are aware part a of the condition was discharged on 19 October 2006 (2006/3924/P). A Phase 2 Geo-Environmental Assessment was subsequently completed and submitted to Chris Chapman of the Camden Environmental Health Team on 6 February 2007. Mr Chapman confirmed that the appropriate investigation had been undertaken and that part b of the condition should be discharged (see enclosed memo).

Accordingly we enclose 3 copies of the following details:

- Condition 13a approval (dated 19 October 2006)
- WSP Phase 2 Geo-Environmental Assessment (dated January 2007)
- M3 cover letter (dated 6 February 2007)
- Memo from Chris Chapman of the Camden Environmental Health Team (dated 8 March 2007).

We trust this meets with your approval and look forward to receiving your formal confirmation that the condition has been discharged. Please contact Sarah Avery or Emma Rodley if you have any queries.

Yours faithfully

dp9

**DP9**

# Memo

**Environmental Health Team**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8EQ

Phone: 020 7974 5657  
Fax: 020 7974 6955/5517  
E-mail: env.health@camden.gov.uk

**Date:** 8<sup>th</sup> March 2007  
**To:** Adrian Malcolm  
**From:** Chris Chapman  
**Ref:** 2004/1700/p  
**Re:** Planning Application – Site comprising 360-376 Euston Road, 1-56 Osnaburgh Street & 23-43 Longford St

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I have reviewed the phase II Site Investigation undertaken at Osnaburgh Street pursuant to condition 13 of planning approval for this site.

I consider that an appropriate investigation has been undertaken at the site to determine soil contamination due to past industrial uses and agree with the conclusion that there is no significant contaminant exposure risk at this site given the proposed use.

The Site Investigation identified elevated levels of soil lead contamination at four locations on the site. I agree that these do not pose significant risk to human health since the area where the elevated levels were found will be covered by a concrete slab.

As such I am happy to discharge condition 13 of the planning approval.

Please pass the following advice to the developer

1. They should contact Environmental Health immediately if evidence of any previously unidentified contamination is discovered during development.
2. They should follow occupational health and safety standards for developments on potentially contaminated land for the protection of construction workers and codes of construction practice for minimising impacts from construction sites.
3. They must ensure that waste soils and material is disposed of appropriately.
4. Once development is completed the developer should forward a validation report detailing volumes of material removed from site and a final conceptual model validating that the development has been implemented as proposed and in line with the suitable for use approach.

If you have any questions then please contact me on 5657.

Regards,

**Chris Chapman**  
**Environmental Health Team**



Awarded for excellence



INVESTOR IN PEOPLE

Director: Peter Bishop



Chris Chapman  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8EQ

6<sup>th</sup> February 2007

Dear Chris

**Osnaburgh Street  
Site Investigation**

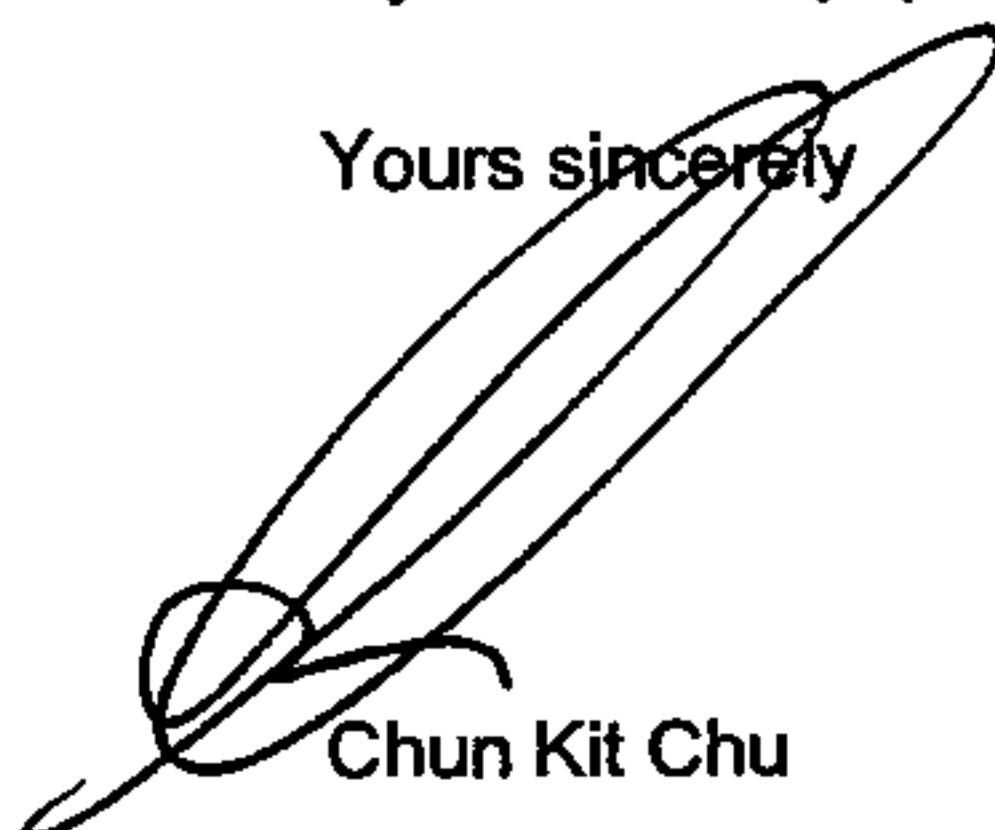
Please find enclosed a copy of the Phase II Geo-Environmental Report from WSP Environmental for review and approval.

My last correspondence with Claire O'Hehir was the recommendation of discharge of Planning Condition 13(a) for the Osnaburgh Street development, copy enclosed.

For completeness, can you please sign-off the Phase II Geo-Environmental Report.

If you have any queries please do not hesitate to contact me.

Yours sincerely



Chun Kit Chu

cc. Sarah Yoeman	- DP9
Matthew Sharratt	- WSP
Steve Miller	- WSP
Richard Cowan	- M3
Jason Plant	- M3

delivering  
development

M3 Consulting  
7 Tokenhouse Yard  
London EC2R 7AS

[www.m3c.co.uk](http://www.m3c.co.uk)

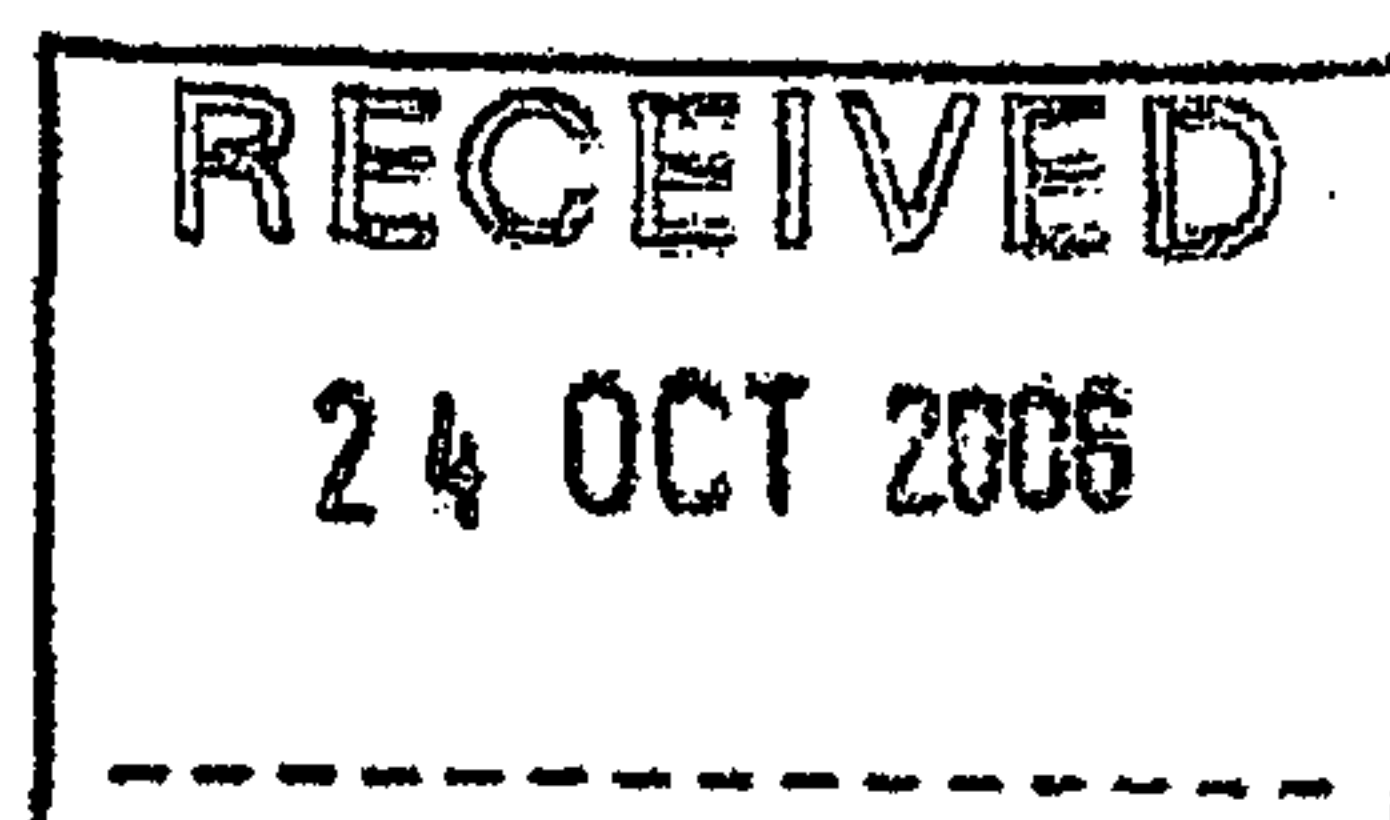
T 020 7710 4400  
F 020 7710 4401



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
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Tel 020 7278 4444  
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DP9  
Cassini House  
57-59 St James's St  
London SW1A 1LD

Application Ref: **2006/3924/P**  
Please ask for: **Kiran Chauhan**  
Telephone: 020 7974 5117

19 October 2006

Dear Sir/Madam

## DECISION

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### Approval of Details Granted

Address:

**Site comprising 360-376 Euston Road 1-56 Osnaburgh Street & 23-43 Longford St (including Jellicoe House Marlborough House Regency House Follett House Strode House Goodyear House & rear of 28-30 Osnaburgh St) London NW1 3BL**

Proposal:

Details of ground investigation pursuant to condition 13a of the planning permission 2004/1700 dated 08/06/06 for the erection of commercial and residential buildings.

Drawing Nos: Ground investigation report; Geotechnical desk study, Borehole location plan, letter dated 16.10.06 from M3 Consulting, email dated 9.10.06 from M3 Consulting.

The Council has considered your application and decided to approve the submitted details.

Informative(s):

- 1 You are reminded that conditions 2 (Building A: facing materials), 3 (canopy), 4 (Building B: facing materials), 5 (Building C: facing materials), 6 (Tower: facing materials), 7 (landscaping), 12 (waste storage), 15 (additional archaeology information), 18 (residential plan), 19 (disabled bays for residents), 20 (disabled

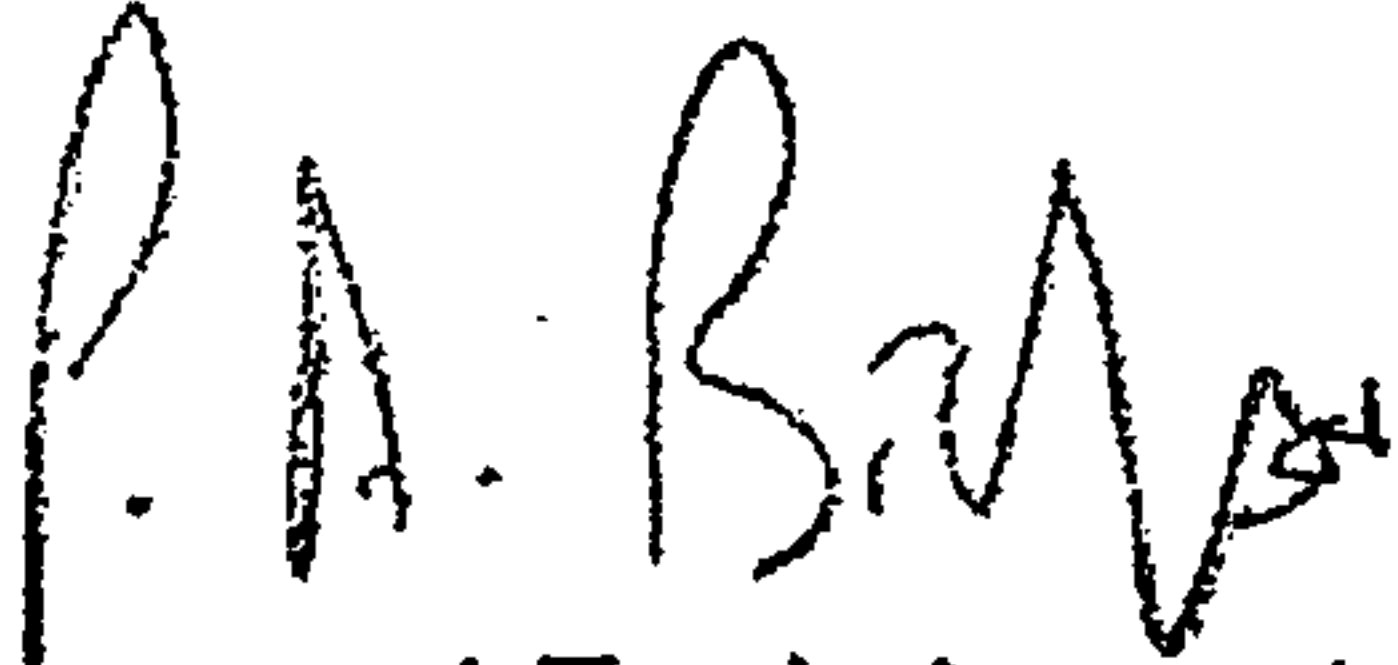




bays for offices), 23 (rooftop plant), 28 (television reception surveys), 31 (community safety), 33 (slab levels), 35 (plant), 36 (overlooking details), 38 (revised ground floor plans) of planning permission granted on 8.6.06 with ref 2004/1700/P are outstanding and require details to be submitted.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. B. M. A.' with a stylized flourish at the end.

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)