

WE/GA/CS/PD6997

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13 June 2014

Development Management
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

**Planning Portal Reference
PP-03460656**

Dear Sir or Madam

39 & PART 40 COLLEGE CRESCENT, LONDON, NW3 5LB

DISCHARGE OF CONDITIONS ATTACHED TO APPLICATION 2008/5896/P

We are instructed by College Crescent Ltd to submit the enclosed material to discharge conditions attached to application 2008/5896/P. This application has been submitted via the Planning Portal (PP-03460656).

Planning Permission

The Planning Inspectorate granted consent on 1 October 2009 for:

"Erection of a three storey building comprising six town houses, plus basement, realignment of existing vehicular accesses, creation of associated open space and landscaped areas, together with change of use of retained element of No.39 College Crescent to Class B1 (business) at 39 & part 40 College Crescent, London NW3 in accordance with the terms of the application, Ref. 2008/5896/P, dated 4 December 2008."

For information, a copy of the consent is included within this submission.

Conditions attached to Planning Permission

Permission was granted subject to a number of conditions, those requiring discharge are as follows:

Condition No.	Condition
11	No development shall take place until a programme of investigation, and any subsequent remediation where necessary, for the presence of soil and groundwater contamination, or landfill gas, has been submitted to and approved in writing by the LPA; no dwelling shall be occupied until any necessary works have been carried out as approved and a verification report submitted and approved by the LPA.

Material submitted to discharge each condition

The following information is submitted to the local authority for the discharge of the condition listed above.

Condition 11

This condition requires a programme of investigation for the presence of soil and groundwater contamination, or landfill gas to be submitted and approved in writing by the Local Planning Authority before the development

is to take place. It also requires any necessary works to be carried out as approved to be verified by a report submitted and approved by the Local Planning Authority before any dwelling shall be occupied.

Pursuant to this condition, the following documentation is submitted to satisfy the condition:

- Site Investigation and Basement Impact Assessment Report, prepared by Geotechnical and Environmental Associates Ltd (GEA) dated 29 May 2012;
- Topsoil Analysis Report, prepared by Tim O'Hare Associates dated 23 December 2013; and
- Buildbase Invoice of topsoil purchase dated 14 April 2014.

The site investigation and basement impact assessment report recommends incorporating a cover thickness of clean soil in any areas of soft landscaping once the development is completed. The Topsoil Analysis Report concludes the sample soil to be used as a cover thickness is suitable. Following this report, the identified topsoil has been purchased as shown by the Buildbase Invoice included. This demonstrates the recommendation has been adhered to and the soil used is appropriate.

The development was completed in May 2014 and the topsoil has been provided on site.

Requisite Fee

The application fee of £97.00 has been calculated in accordance with The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2010 (Statutory Instrument No. 472). This fee has been paid today through an online payment on the planning portal.

Application Procedure

We consider that the above information is sufficient to allow for the discharge of the condition attached to application 2008/5896/P. We look forward to receiving confirmation that this application to discharge conditions has been validated.

We trust that the application is complete and that it can be duly registered. If you have any outstanding queries on this matter, please contact Will Edmonds (Tel. 020 7312 7410 / will.edmonds@montagu-evans.co.uk), Graham Allison (Tel. 020 7312 7421 / graham.allison@montagu-evans.co.uk) or Chloe Saunter (Tel. 020 7312 7480 / chloe.saunter@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully



MONTAGU EVANS LLP

Enc.