



CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB

Switchboard –44 (0)20 7182 2000
Fax –44 (0)20 7182 2001
Direct Line +44 (0)207182 2780
Direct Fax +44 (0)2071822001
Rachel.ferguson@cbre.com

Amanda Peck
Planning and Development Control
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H9JE

16th October 2014

By Post

Dear Amanda

CARTWRIGHT GARDEN HALLS: DISCHARGE OF REMAINING CONDITION 10 COMPONENT ASSOCIATED WITH PLANNING PERMISSION REF: 2013/1598/P

As you are aware, Planning Permission and Conservation Area Consent (LPA Ref: 2013/1598/P and 2013/1787/C) were granted on 28th November 2013 at the University of London Garden Halls, Cartwright Gardens for:

Redevelopment, following the demolition of Canterbury Hall, Commonwealth Hall and part of Hughes Parry Hall, involving the retention and refurbishment of Hughes Parry Hall Tower and the erection of a 5-9 storey (plus basement level) building comprising new student accommodation (Sui Generis), leading to a net increase of 187 bedrooms (from 1,013 to 1,200 rooms); associated ancillary uses (including flexible space for the University of London, communal and catering areas); landscaping including two internal courtyards; together with alterations to vehicle access, public highway and alterations to Cartwright Gardens, including modification of access to and landscaping within the Gardens.

Those permissions had a series of associated planning conditions requiring the submission of further detailed design information. This included condition 10 (as amended by NMA application LPA Ref: 2014/3531/P):

'Prior to the commencement of development (in Area B excluding works of demolition, site clearance and the erection of temporary structures), an intrusive ground investigation shall be carried out in accordance with the approved written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas (Phase 1 Geoenvironmental Desk Study Report and Ground Investigation, Geotechnical and Geoenvironmental Assessment Report by Cundall Johnson and Partners LLP). The results of this investigation and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing. The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.'

Part 1 of Planning Condition 10, details of intrusive ground investigation for presence of soil and groundwater, by resubmission of Cundall Combined Desk Study Geotechnical Geoenvironmental Assessment Report, was approved in March 2014 (reference: 2013/7925/P).

Our client, the University of London, is now seeking to discharge part 2 of the condition, specifically, this submission seeks to satisfy the following requirement, following the ground investigation: 'The results of this



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investigation and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.'

Accordingly, we have submitted via the planning portal (reference: PP-03735378) a report prepared by Swanton Consulting, detailing the findings of the ground investigation (in accordance with Part 1 of the condition) and proposes that no remediation is required.

I look forward to confirmation of receipt of the application and its validation.

If you have any queries regarding the content of the application please do not hesitate to contact me or my colleague Phoebe Juggins at phoebe.juggins@cbre.com.

Yours faithfully



Rachel Ferguson
CBRE LTD

CC' Andrew Richardson – Brookfield Multiplex
Martin Burchett – University of London