



GERALDEVE

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06 February 2015

Our ref: LJW/HBI/LBU/J10152

Your ref: 2013/3880/P

FAO David Fowler

Dear Sir,

**Town and Country Planning Act 1990 (as amended)
251-258 Tottenham Court Road and 1 Bedford Avenue, London, W1T 7RB
Application to discharge part conditions of application ref: 2013/3880/P**

We write on behalf of our client, Exemplar, to request the discharge part (b) of conditions 11 application ref. 2013/3880/P relating to 251-258 Tottenham Court Road and 1 Bedford Avenue, London. Planning permission was granted on 20 December 2013 for:

“Erection of an eight storey building plus basement level for a mixed use development comprising retail use (Class A1) at part basement and ground floor levels and office use (Class B1) at part ground and first to seventh floor levels with associated plant in basement and roof, following complete demolition of existing retail/office buildings at 1 Bedford Avenue and 251-258 Tottenham Court Road.”

Condition 11 (b)

Condition 11 states: -

“Before development commences:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results 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.”

In order to discharge part (b) of this condition, an Interim Update on Site Investigation at One Bedford Avenue has been prepared by Waterman Energy, Environment & Design Limited. The report sets out the results and remediation measures following investigation. This work has been carried out in order to protect future occupiers of the development from possible presence of ground contamination.

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To clarify, condition 11 part (a) has been discharged (Ref: 2014/4866/P) in accordance with the decision notice issued 22 September 2015.

Application Documentation

We have submitted, via planning portal, the following documentation in support of the application:

- Completed and signed application form;
- Interim Update on Site Investigation prepared by Waterman Energy, Environment & Design Limited
- Decision notice for application ref. 2013/3880/P;

A cheque for £97.00 made payable to London Borough of Camden to cover the requisite application fee will follow by separate cover.

We look forward to confirmation of validation of the application shortly. In advance of this, if you have any queries, please do not hesitate to contact Luke Butler of this office.

Yours faithfully



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