

- London
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CHARTERED SURVEYORS

5 Bolton Street  
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London W1J 8BA

PD7193/WE/AR-S/HB  
[Redacted]

11 June 2015

Development Control  
Culture and Environment  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

**BY PLANNING PORTAL  
REF. PP-04260575**

Dear Sir/Madam

**44-44A GLOUCESTER AVENUE, LONDON, NW1  
APPROVAL OF DETAILS PURSUANT TO CONDITION 1 ATTACHED TO CERTIFICATE OF  
LAWFULNESS (PROPOSED) PRIOR APPROVAL GRANTED UNDER REF. 2015/0462/P ON 25 MARCH  
2015**

On behalf of our Client, Victoria Square Property Company Limited, please find enclosed an application for the approval of details pursuant to Condition 1 attached to prior approval reference 2015/0462/P, which was approved by the London Borough of Camden on 25 March 2015.

This application is submitted via the Planning Portal, ref. PP-04260575.

**Background**

Prior approval was granted on 25 March 2015, under reference 2015/0462/P, for the change of use from office (B1) to residential (C3) to provide 1 x 1 bedroom and 16 x 2 bedroom residential units with the retention of an existing house.

**Condition 1**

This application seeks to discharge Condition 1 attached to permission reference 2015/0462/P, which states:

*"At least 28 days 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."*

The following information is submitted to enable the discharge of this condition:



- Desk Study and Basement Impact Assessment Report – prepared by Geotechnical

The following sections of the above report are of particular note with regard to contamination testing and risk assessment:

- 1.2;
- 1.3;
- 2.6 – Preliminary Contamination Risk Assessment;
- 5.4 – Soil Contamination (note there is a typo in the report which labels this as 5.5 in the section sub-heading);
- 8.8 – Effect of soil sulphates;
- 8.9 – Site Specific Risk Assessment;
- 8.10 – Waste Disposal; and
- Chemical Analyses (soil), Generic Risk Based screening values, Envirocheck Extracts, historical maps and site plan contained within the appendices.

This submission also comprises the requisite completed application form. [REDACTED]

We trust the enclosed is sufficient to enable the discharge of Condition 1 attached to permission reference 2015/0462/P. However, if you require anything further, please do not hesitate to contact Anna Russell-Smith or Harriet Barber at this office.

Yours faithfully

[REDACTED]

**MONTAGU EVANS LLP**

Enc.