

Ms Rebecca Dewey  
Iceni Projects Ltd  
Flitcroft House  
114-116 Charing Cross Road  
London  
WC2H 0JR

Application Ref: **2015/2511/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

4 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**277A Gray's Inn Road**  
**London**  
**WC1X 8QF**

Proposal: Details of written programme of ground investigation required by condition 9(a) of planning permission 2014/4267/P dated 10/10/2014 (for demolition of existing building and comprehensive mixed-use redevelopment of the site to residential use with ancillary basement gym, offices, café/gallery and associated works)

Drawing Nos: Risk Management Strategy prepared by Terragen Environmental Consultants Limited dated February 2015; Phase 2a Site Investigation and GQRA prepared by Terragen Environmental Consultants Limited dated February 2015; and Ground Investigation Report Rev 1 prepared by Soil Consultants dated 10/04/2015.

Informative(s):

- 1 Reasons for granting permission:

The application provides details required by condition 9(a) of planning permission 2014/4267/P, granted on 10/10/2014, for the demolition of the existing building and comprehensive mixed-use redevelopment of the site to provide 60 residential units.



Condition 9(a) requires that at least 28 days before development commences (other than site clearance and preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas be submitted to and approved by the local planning authority in writing.

A Risk Management Strategy, prepared by Terragen Environmental Consultants Limited (dated February 2015); a Phase 2a Site Investigation and GQRA, prepared by Terragen Environmental Consultants Limited (dated February 2015); and a Ground Investigation Report, prepared by Soil Consultants (dated April 2015) have been submitted as part of this application. The reports have been reviewed by the Council's Environmental Health Team who consider that their contents are sufficient to satisfy the requirements of Condition 9(a).

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 9 (a) and the details are in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that several conditions which require the submission of further details, include part (b) of Condition 9, remain outstanding and must be approved before the relevant stage of the development.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment