

Rebecca Fieldhouse
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2015/6011/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

5 February 2016

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:

Partial approval of Condition 9(b) (written scheme of remediation measures prior to commencement only) 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: Iceni Projects Covering Letter dated 17/10/2015; 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, prepared by Soil Consultants (dated April 2015).



Informative(s):

1 Reasons for granting permission:

Part (b) of Condition 9 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 the removal of any soil from the site) and following the approval of the details set out in paragraph (a) of the condition (relating to a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas) an investigation to be carried out in accordance with the approved programme and the results and a written scheme of remediation measures be submitted to and approved by the local planning authority in writing. It also requires a further written report detailing the remediation undertaken to be submitted to and approved by the local planning authority prior to occupation.

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 Section who considers their contents sufficient to discharge the requirements of the first part of Condition 9(b) to allow the development to commence on site.

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 the first part of Condition 9 (b) 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.

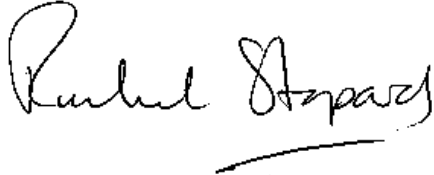
- 2 You are advised that Condition 9(b) cannot be fully discharged until the remediation works have been completed and a verification report is submitted and approved by the local planning authority prior to occupation.
- 3 You are advised that Conditions 3 (sample materials), 5 (sample panels), 9(b) (ground investigation prior to occupation), 10 (cycle parking), 13 (extract ventilation), 14 and 15 (privacy screens), 16 (refuse and recycling storage), 23 (sustainable urban drainage) and 25 (plant noise assessment) of planning permission 2014/4267/P remain outstanding.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment