

Dear Gideon

- **Application Number: 2014/3330/P**
- **Site Address: 13/15 Johns Mews London WC1N 2PA**
- **Application Type: Full Planning Permission**
- **Development Type: New Residential Development**
- **Proposal: Change of use from garage/workshop/offices (Class B1) to residential use (Class C3) to provide 2 dwellinghouses, including excavation works to create a new basement floor level, creation of 2 new courtyards, mansard roof extensions and elevational alterations to front and rear.**

Thank you for consulting me on the above application. I have reviewed Chelmer's Desk Top Study Report dated August 2014 and I have the following comments.

The former use of the site as a Garage and Engineering workshop would have the potential to cause ground contamination. Also there is a former Council Depot and Unknown Industrial within 50m of the site which have the potential to cause ground contamination. Therefore, please apply the following condition.

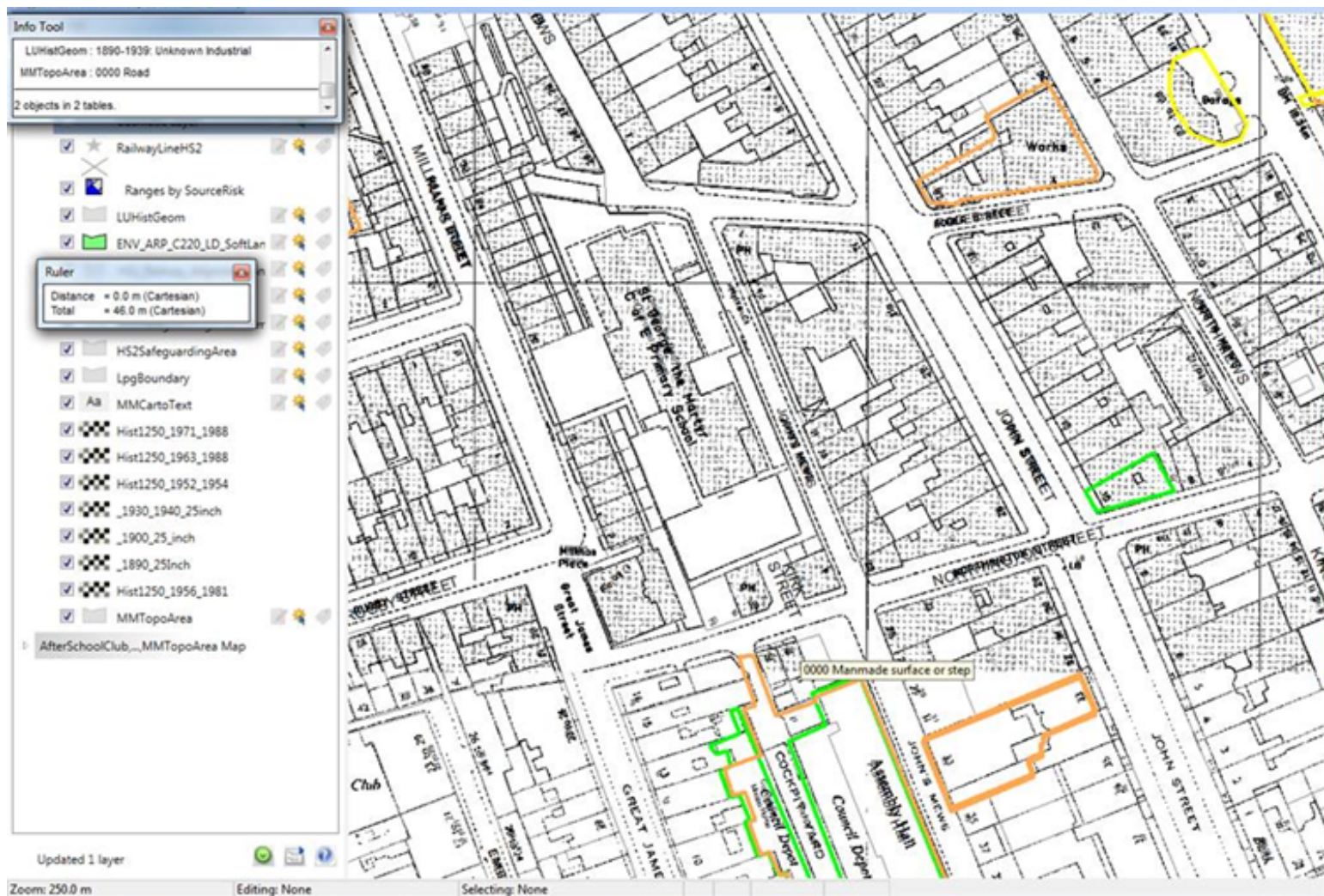
**MEDIUM RISK- General Development condition (MR)**

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; 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.

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 prior to occupation.

**Reason:** To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in 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.



Regards

Anona Arthur  
Environmental Health Officer / Contaminated Land Officer