

PD7193/WE/AR-S/HB

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**BY PLANNING PORTAL
REF: PP-05020264**

Dear Sir / Madam

**44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – APPROVAL OF DETAILS PURSUANT TO
CONDITION 14 ATTACHED TO PLANNING PERMISSION REF: 2015/1243/P**

On behalf of our Client, Victoria Square Property Company Ltd, please find enclosed an application for the approval of details pursuant to Condition 14 attached to planning permission reference 2015/1243/P, which was approved by the London Borough of Camden (LBC) on 30 November 2015.

This application is submitted via the Planning Portal, ref. PP-05020264.

Background

Planning permission was granted on 30 November 2015, under reference 2015/1243/P, for the:

“Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.”

Condition 14

This application seeks to discharge Condition 14 attached to permission reference 2015/1243/P, which states:

“At least 28 days before development commences (other than site clearance & preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site):

- 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 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 & Basement Impact Assessment Report (January 2015), prepared by Geotechnical & Environmental Associates.

Paragraph 1.3 of the Desk Study & Basement Impact Assessment Report identifies the scope of works to be undertaken, including both desk based study and intrusive ground investigation works, providing details of the methods to be used.

The ground investigation works, identified within the scope, have now been completed and the results summarised within the submitted report.

Given the results of the site investigation, which conclude that the site is not considered to be at risk of significant contamination being present, it is considered that a remediation strategy is not required for the site. A letter to this extent will be submitted to the Council for approval prior to the occupation of the development, in order to comply with the final requirement of Condition 14.

This submission also comprises the requisite completed application form. The application fee of £97.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No. 2920) and a cheque for the above amount has been sent to the London Borough of Camden under separate cover.

We trust the enclosed is sufficient to enable the discharge of Condition 14 attached to permission reference 2015/1243/P. However, if you require anything further, please do not hesitate to contact Harriet Barbet (harriet.barber@montagu-evans.co.uk) or Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk) at this office.

Yours Faithfully



MONTAGU EVANS LLP

Enc.