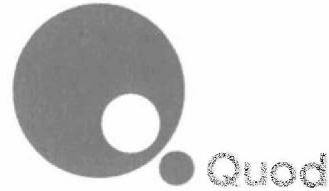


our ref: **TV/Q50105**
your ref: 2015/1746/P
email: tom.vernon@quod.com
date: 19 February 2016



David Fowler
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall Judd Street
London
WC1H 8ND

Dear David,

61 – 65 CHARLOTTE STREET
TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
APPLICATION TO DISCHARGE CONDITION 7 (b) AND 11 ATTACHED TO PLANNING DECISION NOTICE REF. 2015/1746/P

I am instructed by our client, Merchant Land Investments Ltd, to submit an application for approval of details reserved by conditions 7 (b) and 11 attached to planning permission 2015/1746/P, which approved the following development:

“Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground floor levels, with creation of 6 x flats (2 x one-bedroom/studio, 2 x two bedroom, 2 x three-bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations.”

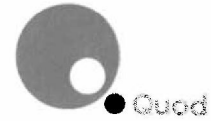
Camden Council granted planning permission on 8th January 2016, at which point the decision notice was issued. Condition 7 attached to the permission states the following:

“Land contamination

At least 28 days before development commences:

(b) 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

(c) 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.



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Condition 11 attached to the permission states the following:

"SUDs

Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a [1:100 year event with 30% provision for climate change] [demonstrating 50% attenuation of all runoff] [demonstrating greenfield levels of runoff]. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies."

The enclosed letter dated 11th January 2016 provided by Michael Barclay Partnership provides the requisite information to discharge conditions 7(b) and 11 of planning permission 2015/1746/P, however for the avoidance of doubt this is supported by a Ground Investigation Report prepared by CET and details of the sustainable urban drainage system.

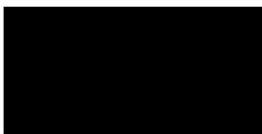
The enclosed submission therefore comprises two copies of the following:

- Signed application form;
- Cover Letter, prepared by Michael Barclay partnership;
- Ground Investigation Report, prepared by CET;
- Attenuation Tank Calculations
- Application fee cheque in the amount of £97 made payable to 'London Borough of Camden'.

If you require additional information or wish to discuss the enclosed then please don't hesitate to contact me to discuss.

Kind regards

Yours sincerely,



Tom Vernon
Associate