

Our Ref: KJ/SYW/17940
Your Ref: 2015/5581/P

E-mail: summer.wong@cgms.co.uk
Date: 10 October 2016

FAO David Glasgow
Development Management
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Mr Glasgow

DISCHARGE OF CONDITION 9 (REMEDIATION SCHEME) OF PLANNING PERMISSION 2011/6129/P DATED 30 MARCH 2012

189-199 WEST END LANE, LONDON, NW6 2LJ
PLANNING PORTAL REF: PP-05536452

I write on behalf of our client, West Hampstead Square LLP., to submit an application for the approval of details reserved by Condition 9 in relation to planning permission 2011/6129/P at the above site.

The original planning permission 2011/6129/P was granted on 30/03/2012 (and as amended on 15/07/2013 by planning permission 2013/1924/P, and on 13/06/2014 by planning permission 2013/6627/P, and on 23/10/2015 by planning permission 2015/5524/P, and on 26/01/2016 by planning permission 2015/5581/P) for redevelopment of the site to create seven new buildings between five and twelve storeys in height to provide 198 residential units with retail and commercial floorspace.

Condition 9 of planning permission 2011/6129/P states:

“Before development commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the development shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.”

The first half of Condition 9 requires the submission of a site investigation report and remediation scheme before the development commences. The second half of Condition 9 requires the submission of written confirmation that all works were completed in accordance with the remediation scheme at the pre-occupation stage.

Details required under Condition 9, a pre-commencement Site Investigation Report (August 2013) and Remediation Summary Statement were considered satisfactory by the Council and approved on 16 September 2013 under application ref: 2013/5682/P.

Since then, a detailed Remediation Strategy was submitted by email to the Council on 18 April 2014. Email correspondence dated 26 May 2014 from the Council's Environmental Health Officer (EHO), Weronika Schultz, confirmed that the submitted Remediation Strategy was acceptable and that the proposed remediation works should be carried out as part of the development.

In accordance with the submitted Remediation Strategy (April 2014), the following remediation works have been carried out on site, as demonstrated by the enclosed evidences: i) Ground gas protection measures; ii) Clean cover system of 600mm of clean imported soil on the soft landscaped area. Thus, it is considered that the Condition 9 can now be fully discharged.

The application therefore consists of the following documents:

- Application form
- Application covering letter
- Decision Notice regarding pre-commencement Condition 9, ref: 2013/5682/P
- Remediation Strategy (April 2014)
- Email correspondence from the EHO dated 26 May 2014

Evidence of Remediation Works:

- Validation of Gas Protection Measures (April 2016) – Block A
- Validation of Gas Protection Measures (April 2016) – Block B
- Validation of Gas Protection Measures (March 2016) - Block C
- Validation of Gas Protection Measures (January 2016) – Block D
- Validation of Gas Protection Measures (January 2016) – Block E
- Validation of Gas Protection Measures (January 2016) – Block F
- Validation of Gas Protection Measures (January 2016) – Block G

- Letter from OCSC regarding Condition 9, 14 September 2016
- Letter from Galldris Construction Ltd regarding topsoil photographic evidence
- Photographic evidence of the topsoil depth 1
- Photographic evidence of the topsoil depth 2
- Photographic evidence of the topsoil depth 3
- Topsoil Analysis Report by Soil & Land Consultants, 26 July 2016

The application fee of £97 has been paid electronically via the Planning Portal.

I look forward to receiving confirmation that the application has been validated. Please do not hesitate to contact me if you require any further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Summer Wong', written in a cursive style.

Summer Wong
Senior Planner

Enc.