

- London
- Glasgow
- Edinburgh



CHARTERED SURVEYORS

5 Bolton Street

London

London W1J 8BA

Tel: 020 7493 4002

Fax: 020 7312 7548

[www.montagu-evans.co.uk](http://www.montagu-evans.co.uk)

PD7193/WE/AR-S/HB

email: [harriet.barber@montagu-evans.co.uk](mailto:harriet.barber@montagu-evans.co.uk)  
[anna.russell-smith@montagu-evans.co.uk](mailto:anna.russell-smith@montagu-evans.co.uk)

23 May 2017

Development Control  
Culture and Environment  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

**FAO Michael Cassidy**

**BY PLANNING PORTAL  
REF. PP-06088526**

Dear Michael

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

On behalf of our Client, Victoria Square Property Company Limited, 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 on 30 November 2015.

This application is submitted via the Planning Portal, ref. PP-06088526.

### **Background**

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

*“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.***

Parts A and B of this condition were formally discharged on 5 August 2016 by application reference 2016/1991/P, under which a Desk Study & Basement Impact Assessment Report (January 2015), prepared by Geotechnical & Environmental Associates, was approved.

Within this Report, it was concluded that the site is not considered to be at risk of significant contamination being present. It was, therefore, considered that a remediation strategy would not be required for the site. Furthermore, an informative attached to the decision notice in respect of application 2016/1991/P confirms that *"a remediation strategy is not required for the site"*.

As such, this application seeks to confirm that no remediation strategy is required, in accordance with the findings of the 2015 Desk Study & Basement Impact Assessment Report, and that Condition 14 can hereby be discharged.

The following information is submitted to enable the discharge of this condition:

- A copy of the Desk Study & Basement Impact Assessment Report (January 2015), prepared by Geotechnical & Environmental Associates approved under application ref. 2016/1991/P; and
- A copy of the decision notice for application ref. 2016/1991/P.

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 Anna Russell-Smith ([anna.russell-smith@montagu-evans.co.uk](mailto:anna.russell-smith@montagu-evans.co.uk) / 020 7312 7498) Harriet Barber ([harriet.barber@montagu-evans.co.uk](mailto:harriet.barber@montagu-evans.co.uk) / 020 7312 7541) at this office.

Yours faithfully



**MONTAGU EVANS LLP**

Enc.