

Mr Anthony Thistleton-Smith
Waugh Thistleton Architects Ltd.
77 Leonard Street London EC2A
4QS United Kingdom

Application Ref: **2017/4130/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

22 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Former 277a Gray's Inn Road
LONDON
WC1X 8QF

Proposal:
Contaminated land verification report as required by condition 9 of planning permission 2014/4267/P (for mixed use redevelopment of site) as amended by permission 2015/2285/P dated 31/07/2015 and permission 2017/0003/p dated 28/07/2017.
Drawing Nos: Verification Report for 277a Gray's Inn Road (ref. TJ2824BR1v1.0) by Terragen Ltd v1.0 July 2017 with appendices A-J.

The Council has considered your application and decided to grant permission.

Informatives:

- 1 Reasons for approving details.

The applicant has submitted a Verification report prepared by Terragen Ltd. to satisfy the final requirements of Condition 9 of the planning permission.

The original wording of condition 9 attached to 2014/4267/P 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.

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.

The host permission was amended by permission 2015/2285/P dated 31/07/2015 and most recently by permission 2017/0003/P which was approved concurrently (28/07/2017) with the assessment of this submission. As part of the recent 2017 permission the wording of condition 9 was amended to:

"The development shall not proceed other than in accordance with the written programme of ground investigation and scheme of remediation measures hereby approved, or other such details which have been submitted to and approved in writing by the local planning authority and which provide a programme for investigating and remediating the presence of soil and groundwater contamination and landfill gas."

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.

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 policies G1, A1, D1 and DM1 of the London Borough of Camden Local Plan 2017."

Previously Condition 9 A and B (in part) have already been discharged but the submission of a final verification report is required by both the original and recently amended permissions.

A report has been submitted and the report confirms, among other things, that

"after the made ground had been removed from the site the groundwork contractor recovered eleven samples of the remaining in-situ soils, described by the laboratory as dark brown clay with mud. The samples were submitted for a broad screen of potential contaminants and also WAC testing. Copies of the laboratory test reports are presented in Appendix I. The soils were free from significant contamination and returned concentrations below the respective thresholds of an inert permitted landfill."

The Council's Environmental Health team (Contaminated Land) have confirmed that the Verification Report dated 18th July 2017 is sufficient to discharge the remaining part of Condition 9.

The submission is therefore in accordance with policies CS5 and DP26 of the Local Development Framework and G1, A1, D1 and DM1 of the London Borough of Camden Local Plan 2017 and it hereby discharged.

- 2 You are reminded that installation of any external plant to the roof of the commercial units will require details to be submitted under condition 25.

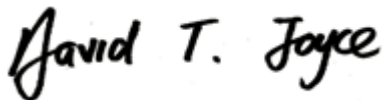
All other planning conditions which require details to be submitted and approved prior to commencement of the relevant works have been discharged.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning