

Your ref: 2016/6356/P
Our ref: FM/MR
DD: 020 3761 3632
E: Flora.macleod@bidwells.co.uk
Date: 4th May 2018

Laura Hazleton
Planning and Regeneration
London Borough of Camden
2nd Floor, 5 Pancras Square
London
N1C 4AG

Dear Ms Hazleton

159 - 163 KING'S CROSS ROAD, WC1X 9BN

SUBMISSION OF CONDITIONS

Please find enclosed an application to discharge conditions 5, 16 and 17 pursuant to planning permission 2016/6356/P, which was approved on 17th April 2018.

This letter should be read as a planning statement, and sets out the detail of the submission. This application has been submitted via the planning portal (ref PP-06950657), alongside the following supporting documents:

CONDITION	SUBMISSION DOCUMENTS
5 (Qualified Engineer)	<ul style="list-style-type: none">Letter from Parmarbrook setting out the fee proposal for the associated workLetter from Parmarbrook setting out the scope of services provided by Parmarbrook for the project.
16 and 17 (Site investigation)	<ul style="list-style-type: none">Desk Study and Ground Investigation Report (GEA)

Condition 5 (Chartered Engineer Appointment)

This condition requires the appointment of a suitably qualified engineer to inspect, approve and monitor the critical elements of the basement structure works.

Details of the fee proposal and associated instruction from Parmarbrook are enclosed. Ben Paterson BEng(Hons) CEng MIStructE is the appointed Project Director for this project, and has been appointed to inspect, approve and monitor the basement structure works.

Condition 16 (Contamination) and Condition 17 (Site Investigation)

25 Old Burlington Street, London W1S 3AN
T: 020 7493 3043 E: info@bidwells.co.uk W: bidwells.co.uk

Condition 16 requires the submission of a written scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and a proposed schedule of investigation. These details have been included in the GEA report, which is included in this submission. It identifies that no contamination risk is envisaged to groundwater, adjacent sites, end users, site workers or buried services and no remediation works are considered to be required. The reports also include details of the samples and tests that were undertaken to reach this conclusion.

Condition 17 requires that site investigation shall be undertaken in accordance with the approved scheme of assessment. As stated above, this scheme of assessment did not identify the requirement for any further work or remediation. As such, there should be no requirement for further studies to be submitted.

Based on the above, sufficient details have been provided to discharge the above condition.

We trust you have all the necessary information to determine the planning application for the discharge of the conditions as stated above, however, if you require anything further then please do not hesitate to get in touch.

Yours sincerely,



Flora MacLeod

Principal Planner