

Our ref: T3452.4



TEMPLE

LEADERS IN ENVIRONMENT,
PLANNING & SUSTAINABILITY.

Gavin Sexton
Principal Planner
London Borough of Camden
5 Pancras Square
London
N1C 4AG

10th May 2018

Dear Gavin,

Middlesex Hospital Annex, 44 Cleveland Street, London, W1T 4JT: Applications by University College London Hospitals Charity: Discharge of condition 25 (Part a) and 28 of Planning Permission 2017/0414/P, Planning Portal Reference: PP-06963114

Further to the recently granted planning permission, this application is submitted to discharge condition 28 of planning permission 2017/0414/P.

Condition 25

The condition reads:

“Before development commences:

(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; 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 [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.”

The programme for ground investigation works is enclosed which we believe is sufficient to discharge part a of the condition.

Condition 28

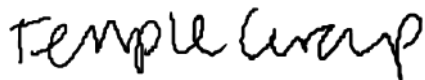
The condition reads:

“Prior to the commencement of any works on site, details demonstrating how off-site trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.”

An Arboricultural Report and Impact Assessment is included with this application, which follows the guidelines for protection within BS5837:2012. In so far as the relevant trees are concerned (being two trees on Charlotte Street), no specific root protection is required given the proximity of the proposed works though some general recommendations are made in relation to the street hoarding.

The relevant fee has been paid and the relevant application forms are included. We believe the submission should be sufficient to discharge the planning condition.

Yours sincerely,



On behalf of UCLHC
Encl.