

Application ref: 2018/2181/P  
Contact: Gavin Sexton  
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Date: 6 July 2018

**Development Management**  
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Temple Group  
52 Bermondsey Street  
London  
SE1 3UD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Site At 44 Cleveland Street**  
**London**  
**W1T 4JT**

Proposal: Details of a written programme of ground investigation for the presence of soil and groundwater and a Tree Protection report as required by conditions 25(a) and 28 respectively of planning permission ref 2017/0414/P (dated 15th January 2018).

Drawing Nos: Arboricultural Survey Report and Impact Assessment by the Ecology Consultancy V2.0 04/05/18 Final; Tender Documents and Specification for Ground Investigation Project Revision 02 dated 22/11/2017.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting approval of conditions:

Condition 25(a) requires a written programme of ground investigation for the presence of soil and groundwater contamination and landfill. The specification for Ground Investigation sets out the requirements for the on-site ground investigation work for the Contractor. The subsequent assessment and contents of the Interpretative Report will follow as part b of the condition.

The environmental health team has commented that the submission is sufficient to discharge part (a) of the condition.

Condition 28 requires details of how the two street trees adjacent to the site would be protected during construction work. The site entrance would be 12m south of the tree positions and maneuvering vehicles will be sufficiently far from the trees to avoid the risk of casual damage. The Council's tree officers consider that submitted details are acceptable and condition 28 may be discharged.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

As such, the details are in general accordance with Policies D1, A1, A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 21 (SUDs) of planning permission granted on 15/01/2018 (ref 2017/0414/P) is outstanding and requires details to be submitted and approved prior to commencement of development (other than demolition).

The following conditions require details to be submitted and approved prior to the relevant works:

9 (green roof), 12 (privacy screens), 15 (details of photovoltaic cells and solar thermal panels), 16 (feasibility of rainwater recycling), 17 (TM52 overheating assessment), 20 (Piling method statement), 22 (Mechanical ventilation systems), 27 (design details), 29 (lighting strategy), 30 (landscaping), 32 (details of Bedford Passage).

The following conditions require details to be submitted and approved prior to occupation of the development:

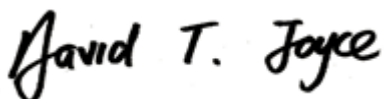
5 (evidence of Building Regulations Part M4 (3)(2a)), 8 (memorial plaque), 14 (evidence of design for maximum water use) and 19 (Bird and bat box locations).

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