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Robert Lester
Planning Services
London Borough of Camden
5 Pancras Square
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03 July 2018

Our Ref: 17/3545

Dear Mr Lester

Discharge of Conditions 3 & 4 of Prior Approval 2018/1961/P– Change of use from a recording studio (B1(c) Light Industrial Use) to residential (C3 use) comprising 1x2 bedroom flat with off-street parking at 35A Broadhurst Gardens, London, NW6 3QT

We are pleased to enclose on behalf of our client, Circle East Ltd, an application to discharge Condition Nos. 3 and 4 of the above Prior Approval granted on 21 June 2018.

Contamination

Condition No. 3 states:

At least 28 days before the 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.

During the course of the application process a Written Scheme of Investigation outlining the proposed intrusive investigation was submitted by Southern Testing to the Council on 22nd May 2018. The proposal involved 3-5 trial holes to around 1 metre, although deep enough to penetrate the natural London Clay, with testing for a general suite of contamination. The scope of works was approved in writing by the Council's Environmental Health Officer on 29 May 2018.

The site investigation works were undertaken on the 30 May 2018 and the results and proposed remediation strategy are set out in the enclosed report prepared by Southern Testing dated 25 June 2018. The report confirms that potential pollutant linkages were identified for Lead and Arsenic in the made ground and topsoil. The remediation strategy proposed is as follows:

Directors
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"In an effect to remove the sources of potential contamination for future site users it is recommended that the topsoil and some of the made ground be removed and replaced with 600mm of certified clean subsoil and topsoil".

A Discovery Strategy is also outlined in the event that areas of contamination not identified during the site investigation works come to light during the conversion works.

Asbestos

Condition No. 4 states:

A pre-refurbishment Asbestos Survey shall be submitted to and approved in writing by the local planning authority prior to the commencement of any site works. The survey shall be written by a suitably qualified person, shall identify the potential sources of asbestos contamination and detail removal or mitigation appropriate to control risks to the proposed end users. The necessary mitigation measures approved shall be implemented on site prior to the commencement of development.

AC&MS Ltd, accredited by UKAS, were appointed to undertake an Asbestos Refurbishment/Demolition Survey to identify asbestos containing materials at the site during the course of the application process. The survey took place on 25 May 2018. The report, dated 29 May 2018 confirms that no asbestos was found.

We trust that the submitted reports are sufficient to discharge Conditions 3 and 4 to allow the conversion to commence. As part of this application we enclose the following:

- Completed application form
- Contamination Report prepared by Southern Testing dated 25 June 2018
- Asbestos Refurbishment/Demolition Survey prepared by AC&MS Ltd
- Application fee of £116 paid via the Planning Portal.

We look forward to receiving confirmation that the application has been made valid in due course. If in the meantime you have any queries, please do not hesitate to contact me.

Yours sincerely,



Katie Turvey

Associate Director

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London

Enc.