

26<sup>th</sup> September 2018

Planning and Development  
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Dear Elaine,

**80 Charlotte Street**

### **APPLICATION FOR THE SUBMISISON OF DETAILS**

We write on behalf of our client, West London and Suburban Property Investments Ltd, to apply for the discharge of planning conditions to the planning permission currently being implemented (ref:2015/7017/P) on the Site at 80 Charlotte Street, 65 Whitfield Street and 14 Charlotte Mews, London W1T 4QP ('the Site'). Specifically, this letter accompanies a submission to discharge information in relation to Conditions: 6 and 13 of the aforementioned planning consent.

#### **In respect of Condition 6 the planning permission states:**

*No development shall take place until:*

- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and*
- b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council.*

*Following the commencement of development, 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, policy DP26 of Camden Council's Development Policies, and London Plan policy 5.21.*

In support of the application please find enclosed:

- Ground Contamination Verification Report (80 Charlotte Street), prepared by Arup, dated 23<sup>rd</sup> May 2018.
- Ground Contamination Verification Report (65 Whitfield Street), prepared by Arup, dated 11 September 2018
- Parts A and B of the condition were approved on the 28<sup>th</sup> March 2013.
- The wording of the Condition was amended as part of 2013/5152/P approved 2<sup>nd</sup> May 2013.
- This submission deal with part 3 (underlined above)
- The outstanding element of the remediation method statement comprises the importation and verification of landscaping soils for the Pocket Park. An addendum to this verification report will be provided to address imported landscaping soils when this has been completed.

**In respect of Condition 13 the planning permission states:**

*Prior to first occupation of the development a plan showing details of bird box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority for any variation.*

*Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with policy CS15 of Camden Council's Core Strategy, and London Plan policies 5.10, 7.19 and 7.21.*



In support of the application please find enclosed:

- Drawing A-07-P3000 00, prepared by Arney Fender Katsalidis.
- Ecology Statement prepared by Arup, dated 30<sup>th</sup> August 2018.
- The submission drawings clearly identify the proposed 8 bird boxes that have been carefully positioned in line with the recommendation of specialist ecology advice.

### **Summary**

We trust that the above and enclosed documentation provides the Council with sufficient information to approve the details but should you wish to discuss any aspect of the applications then please do not hesitate to contact Sunny Desai of this office.

Yours faithfully

**DP9 Ltd**