

Application ref: 2018/4717/P
Contact: Elaine Quigley
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Date: 1 March 2019

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DP9
100 Pall Mall
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
80 Charlotte Street
London London
W1T 4DF

Proposal:

Details of ground contamination written verification report (further verification of the basement excavation and disposal and verification for the imported topsoil for landscaping within the pocket park to be reserved) required by condition 6 (part) of planning permission 2015/7017/P granted on 30/03/2016 as a variation to 2010/6873/P granted on 16/03/2012 for mixed use development.

Drawing Nos: Covering letter from DP9 dated 26/09/2018; Ground Contamination Verification (80 Charlotte Street) report prepared by Arup dated 23rd May 2018; Ground Contamination Verification Report (65 Whitfield Street) prepared by Arup dated 11th September 2018

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission-

The applicant has submitted a written verification report produced by Arup to illustrate that the majority of the remediation activities have been undertaken in accordance with the agreed Remediation Method Statement (RMS) discharged

as part of condition 6b. These include decommissioning and removal of underground fuel tanks' and remediation by excavation of hydrocarbon contamination soils beneath the proposed basement around Chitty Street tank. The following works have yet to be completed and would require verification in an addendum to the report; (i) further excavation works to be completed by Amery during construction of the basement box (including waste documentation) and (ii) import and verification of topsoil within the pocket park.

The Council's Environmental Health Officer (Contamination) has reviewed the information and is satisfied that the works specified in the remediation statement has been satisfactorily undertaken subject to the submission of the outstanding information detailed in points (i) and (ii) above. The condition would be partially discharged requiring further verification of the basement excavation and disposal and verification as per the RMS for the imported topsoil for landscaping within the pocket park to be reserved for later discharge.

As such the proposed details are in general accordance with policy C5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of Camden Council's Development Policies, and the London Plan policy 5.21.

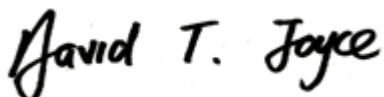
- 2 Details have been received in respect of condition 7 (extract ventilation system and air conditioning plant), condition 10 (green and brown roofs), condition 11b (facing materials), condition 13 (bird and bat boxes) and condition 19 (hard and soft landscaping) and are currently under assessment.
- 3 You are reminded that part condition 6 (further verification of the basement excavation and disposal and verification for the imported topsoil for landscaping within the pocket park as part of ground contamination written verification report) of planning permission 2015/7017/P granted on 30/03/2016 as a variation to 2010/6873/P granted on 16/03/2012 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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