



GERALDEVE

Development Management (Camden Council)
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

23 September 2019

Our ref: J10337

Your ref: 2016/6311/P / PP-08163920

Dear Sir/ Madam

**Town and Country Planning Act 1990 (as amended)
Discharge of Condition 21 part (b)
101 Camley Street, London**

On behalf of our client, Chalk Farm Development Limited, we enclose an application for the discharge of condition 21 part (b), attached to planning permission ref. 2016/6311/P.

Background

On 18 March 2015 full planning permission (ref. 2014/4385/P) was granted for the:

“Demolition of existing building and redevelopment for a mixed use building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent’s Canal, and associated landscaping and other works relating to the public realm.”

A S73 application (ref. 2016/6311/P) was granted on 14 July 2017 for the:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent’s Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations.”

A Section 73 application (ref. 2018/3682/P) was submitted on 7 August 2018 for the:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent’s Canal and associated works) CHANGES INCLUDE external amendments to the approved development - Landscaping works, façade development (spandrels, doors, glazing, canopies, windows), terraces and balconies, edge protection and building services.”

This application is due to be determined shortly. If this Section 73 application is determined in advance of the discharge of conditions submission, we request that the discharge of condition 21 part (b) is switched to apply to application ref. 2018/3682/P.

Condition 21

Condition 21 of the permission (ref. 2016/6311/P) in full states:

"At least 28 days before development commences:

- a) The details of a written programme shall be undertaken as approved under 2017/0988/P dated 12/04/2017; 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 in writing.**

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."

Condition 21 part (a) was discharged on 12 April 2017 as part of app ref. 2017/0988/P. In line with the requirements of condition 21 part (a) a Ground Investigation Review, prepared by CGL, was submitted to LB Camden Council. This review summarised the findings of the RSK Geotechnical and Geoenvironmental Site Assessment Report dated June 2014 for the Site, and commented on the presence of soil and groundwater contamination and landfill gas.

In line with condition 21 part (b) a Remediation Method Statement, prepared by CGL, has been submitted as part of this application, which outlines the proposed remediation strategy for the site based on the relevant borehole testing. The Statement has been reviewed by LB Camden's Noise Officer, who confirmed via e-mail on 26.06.2018 that it should be possible to discharge condition 21b on receipt of a Verification Report.

To respond to the above requirement, a Verification Report, prepared by Squibb Group has been submitted as part of the application. Squibb Group are the contractors for the site. The report confirms that all relevant works have been completed in line with the submitted Remediation Method Statement. The report further confirms that no remaining hazards, contaminated soil or unidentified sub-surface obstructions were found on site. The report also details the waste materials removed from the site and the removal of asbestos from the site.

The report will be made to regulators as required and will also be used to inform future developers of the site.

Once part (b) of the condition has been discharge, condition 21 will be fully discharged.

Application documentation

Accordingly the following documents have been submitted via the planning portal for approval:

- Completed application form;
- Remediation Method Statement, prepared by CGL; and

- Verification Report, prepared by Squibb Group.

Our client will pay £116.00, plus the Planning Portal payment fee, to Camden Council online using the relevant payment reference number.

We look forward to receiving confirmation of validation of the application. In the meantime, should you have any questions, please do not hesitate to contact either Gary Brook (020 7333 6311) or Marnie Sommariva (020 7518 7257) of this office.

Yours faithfully

Gerald Eve LLP

Gerald Eve LLP

gbrook@geraldev.com
Direct tel. +44 (0)20 73336311

Enc. As above