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Delivered via Planning Portal (PP-08385498)

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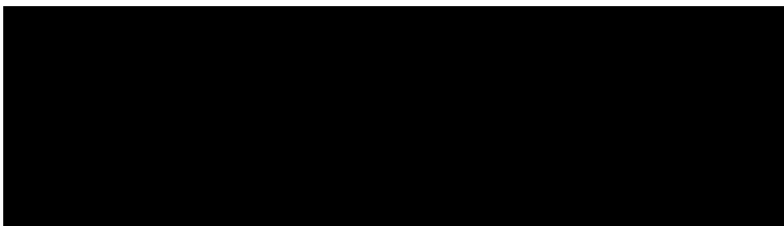
Dear David

**CENTRAL SOMERS TOWN, COVERING LAND AT POLYGON ROAD OPEN SPACE, EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE, LONDON NW1 1EE  
APPLICATION TO PARTIALLY DISCHARGE CONDITION 61 (REF: 2015/2704/P)**

On behalf of our client, Brill Place Limited, please find enclosed an application to partially discharge condition 61 'Site investigation and submission of a remediation scheme for land contamination - Plot 7' of planning permission reference 2015/2704/P (dated 14 October 2016) for the following proposed development:

*Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:*

- *Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;*
  - *Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);*
  - *Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;*
  - *Plot 4: Replacement school (Use Class D1) ;*
  - *Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);*
  - *Plot 6: 14no. residential units; and*
- Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).*



*Provision of 11,765 sqm of public open space along with associated highways works and landscaping.*

The submission covers the first part of the following condition, concerning site investigation, in respect of Plot 7 – the Brill Place Tower:

**Condition 61 'Site investigation and submission of a remediation scheme for land contamination - Plot 7'**

"Before the development of Plot 7 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of this plot commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied."

The above condition contains two parts – site investigation and remediation strategy. Enclosed is a Ground Investigation Report, prepared by WSP, which addresses the first part of the condition concerning site investigation. Accordingly we request the partial discharge of the condition, with a separate application concerning the remediation strategy to follow in due course.

Please note: we would request that these details are also added to the file for pending application 2019/5882/P and that, should these details be considered acceptable, an amended condition is attached to the decision notice for that application, so that it reads as a compliance condition in relation to these submitted details.

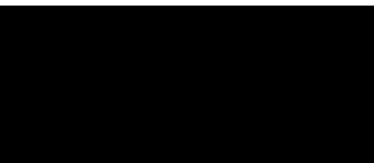
**Submission**

I hereby provide the following as part of the condition discharge application:

- Cover letter, prepared by Turley (this document);
- Application form, prepared by Turley;
- Ground Investigation Report, prepared by WSP, dated November 2019; and

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me.

Yours sincerely



Oliver Jefferson  
**Associate Director**

