

DP4826/AWR/DTJ

18th March 2020

Planning Department
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FAO: SEONAIID CARR

Dear Ms Carr,

18 VINE HILL & 15 – 29 EYRE STREET HILL, LONDON EC1R 5DZ

SUBMISSION OF DETAILS OF CONDITION 16 (LAND CONTAMINATION) PURSUANT TO PLANNING PERMISSION REF. 2018/6016/P

On behalf of our client, Clerkenwell Lifestyle (UK) Limited, please find enclosed the following information which is being submitted pursuant to Condition 16 of the above planning permission.

- Application form, duly signed and dated; and
- Ground Investigation and Basement Impact Assessment Report, dated January 2020, prepared by GEA Limited.

A payment of £116 will be made directly to London Borough of Camden upon registration of this application.

The application has been submitted via the Planning Portal (ref. PP-08594775).

The development permitted by planning permission 2018/6016/P is as follows;

“Erection of an 8 storey building comprising a 153 bed hotel (Class C1) with ancillary ground floor restaurant/cafe facilities (Class A3) and 9 flats (5 x 1 bed and 4 x 3 bed) (Class C3), excavation works to enlarge the lower ground floor level and create a lift pitt, following demolition of the existing rear annex and garages at 18 Vine Hill, together with refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation (Class B1(a)), hard and soft landscaping and other associated works.”

Condition 16 states:

“Prior to commencement of any works on site other than demolition, 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 in writing.

The site 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.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.”

The enclosed Ground Investigation report has been prepared by Geotechnical and Environmental Associates Limited, the report recommends that the site is to be entirely covered by either new hardstanding or the new buildings and as a result a pathway between end users and any contaminated ground will not exist. The report concludes that as a result of the findings no remedial works will be required, only measures to protect site workers and buried services. We believe the enclosed provides sufficient information to discharge condition 16 in full.

Should you wish to discuss any aspect of the above then please do not hesitate to contact Dean Jordan or Zoe Smythe of this office.

Yours sincerely,

DP9 Ltd
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