

Our Ref: 19348/KM/aa
Your Ref: PP-08615167
Email: kmatthews@firstplan.co.uk
Date: 27 March 2020

Ben Farrant
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Ben,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 13 AND 14
PLANNING PERMISSION REF: 2017/6788/P
WORKSHOP REAR OF 38 – 52 FORTESS ROAD, FORTESS GROVE, LONDON, NW5 2HB**

We are writing to submit the enclosed application for discharge of Conditions 7, 13 and 14, of Planning Permission Ref: 2017/6788/P, which approves works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews.

This application is submitted via Planning Portal Ref: PP-08615167. The requisite application fee and associated admin fee has been paid online via Planning Portal.

Condition 13 of Planning Permission Ref: 2017/6788/P states:

“At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency’s Model Procedures for the Management of Contamination (CLR11).”

Condition 14 of Planning Permission Ref: 2017/6788/P states:

“Before development 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 commences a remediation scheme shall be agreed in writing with the planning

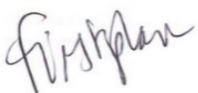
authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied."

Initial discussions have been had with Nick Priddle regarding the submission of Conditions 13 and 14 together. Accordingly, the following is submitted:

- Phase I and II Environmental Assessment (March 2020) prepared by CBRE

We trust that the information enclosed is sufficient to enable this application to be registered, and look forward to receiving confirmation of this shortly. However, should you require anything further, please do not hesitate to contact me.

Yours sincerely,



KATE MATTHEWS
Director

Enc.