Planning Department



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Bedminster

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Camden Council,

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|  |
| 18th May 2020 |
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Dear Sir or Madam,

**RE. Planning Application 2015/6141/P Former Public Conveniences Guilford Place London WC1N 1EA. Change of use from former public convenience (Sui Generis) to mixed A1/A3 use (retail/restaurant), and associated works.**

In regards to the above application and conditions discharge. We wish to discharge condition 4. The condition reads.

*4 At least 28 days before development commences: (a) 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; 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.*

*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 prior to occupation.*

*Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with Policy A1 of the Camden Local Plan 2017.*

Guilford Place WC is a grade II listed building. The WC is underground. The wall surfaces are covered with a ceramic tile which is to be retained. The roof is a concrete and glass pavement light recently refurbished. The floor is a concrete terrazzo floor. All of these elements are to be retained as part of the listed heritage of the building. The building is set on an island at the centre of the junction of Lambs Conduit Street and Guildford Street and is surrounded by pavement or road surface which is in control of the Highways. There is no outdoor space. All works are internal and of a light nature. There are no external works which may cause disturbance to the ground.

Guilford Place WC was decommissioned by the council in the 1980’s and has remained empty since. The condition states that the use has been industrial / storage this is not the case.

For the above reasons a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas should not be required as any intrusive investigations will damage the damp proofing membranes and fabric of the grade II listed building and the reason for the condition is incorrect in its assumption of industrial use.

Further we have had sight of the Draft document for application 2018/2044/P and though this is for information only and not a formal decision, a ground investigation and contamination condition was not deemed necessary as this is an existing building to be refurbished.

We therefore ask for this to be discharged on the basis that the works are a refurbishment of an existing building and the internal and external surfaces are to be retained undisturbed.

Yours sincerely

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