

REF: MR/BH/ZA/R00033

FAO: Kristina Smith
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

14th September 2020

Dear Kristina,

**SUBMISSION OF BASEMENT CONSTRUCTION PLAN, GEOTECHNICAL INTERPRETATIVE REPORT AND RADON ASSESSMENT DETAILS TO DISCHARGE CONDITION 14 (SITE CONTAMINATION) OF PLANNING PERMISSION 2019/5155/P
140-146 CAMDEN STREET, LONDON, NW1 9PF**

I write on behalf of our client, J.Murphy & Sons Limited, to enclose an application to discharge Condition 14 (Site Contamination) of planning permission 2019/5155/P. Permission was granted on 10th July 2020 for:

'Variation of condition 2 (approved plans) and condition 7 (energy strategy) of planning permission ref. 2019/3403/P dated 10/09/2019 (for variation of condition 2 and removal of condition 12 of planning permission ref 2017/1407/P dated 28/11/2017 for variation of condition 25 of planning permission ref 2014/7908/P dated 11/05/2016 for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping), namely to convert from CHP to ASHP with associated relocation of plant rooms and to alter elevations'.

This planning permission follows a series of amendments sought to the original planning permission for the "Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping" granted on 11th May 2016 under LPA ref. 2014/7089/P, as set out and summarised below.

Site Background and Planning History

Application Type	LPA reference	Description	Decision	Decision Date
Section 73	2017/1407/P	Section 73 application to vary Condition 25 of LPA ref. 2014/7089/P) to allow for separate contracts to be let for demolition and construction. Granted alongside a Deed of Variation to the	Approved	28 th Nov 2017

		Section 106 agreement.		
Non-material Amendment	2017/6720/P	Non Material Amendment application to LPA ref. 2014/7089/P for “alterations to Block A lightwell and railings, omission of GF balcony, removal of courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift”.	Approved	9 th Feb 2018
Planning permission (LPA ref. 2017/1407/P) was then implemented in April 2019, through the demolition of the existing buildings. Subsequently, a Post Approval Agreement was signed by the Council on 6th June 2019, which originally covered any outstanding conditions and obligations, as well as a further Non-Material Amendment application and further Section 73 application.				
Non-material Amendment	2019/2549/P	A non-material Amendment application to LPA ref. 2014/7908/P was submitted to the Council on 16th May 2019 as part of the PAA agreement. The amendments proposed through this NMA primarily related to the rearrangement of the cores to enable construction contracts to be in place for the superstructure and improve the efficiency of the building.	Withdrawn	n/a
Section 73	2019/3403/P	Section 73 application (2019/3403/P) sought the variation of condition 2 and the removal of condition 12, incorporating various design changes such as the rearrangement of the cores and the creation of larger family sized units	Approved	10 th Sept 2019
Section 73	2019/5155/P	Section 73 to vary the energy strategy and confirm the use of ASHP within the development, via the variation of condition 7, and align this with the relevant clause of the S106. In addition, amendments to the plans were also proposed, including the re-location of the plant areas to the first floor courtyard and seventh floor, and the subsequent re-location of the seventh floor residential unit to the third floor and third floor gym to the seventh floor, in order to facilitate this	Approved	10 th Jul 2020

		energy strategy. Improvements to the façade were also included as part of this application, including the simplification of elements to allow the use of higher quality materials.		
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Planning Condition 14 (Site Contamination) Attached to Planning Permission 2019/5155/P

Condition 14 (Site Contamination) of planning permission 2019/5155/P states:

‘At least 28 days before building of the superstructure 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’.

In accordance with the wording of the above planning condition, the following documents have been prepared and are submitted with this application to discharge Condition 14 (Site Contamination):

- a Basement Construction Plan (BCP) has been prepared by Arup (dated 21st February 2019);
- a Geotechnical Interpretative Report has been prepared by Arup (dated 10th February 2017); and
- a Radon Assessment has been prepared by Patrick Parsons (dated 24th July 2020).

It is important to note that the wording of Condition 14 suggests that part A should be formally discharged before discharging part B of the condition. In emails dated 1st June 2020 with Kristina Smith (planning officer of Camden Council) it was agreed that both parts of the condition could be discharged concurrently. The BCP was discharged in March 2019 to address the requirements of S106 conditions Section 2.22 relating to the original permission LPA Ref. 2014/7089/P. In addition, Arup undertook site investigations which confirmed that remediation was not required.

Contents of Application Submission

The following supporting documents have been submitted via planning portal (PP-08991155):

- The completed application form;
- This covering letter produced by ROK Planning;
- The relevant planning application fee of £116.00;

- Basement Construction Plan (BCP) has been prepared by Arup (dated 21st February 2019);
- Geotechnical Interpretative Report has been prepared by Arup (dated 10th February 2017); and
- Radon Assessment has been prepared by Patrick Parsons (dated 24th July 2020).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Matthew Roe (matthew.roe@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Bethan Hawkins
Associate Director
ROK Planning

T: 07849 848236

E: bethan.hawkins@rokplanning.co.uk