

**Our ref:** Q40227  
**Your ref:** PP-09180120  
**Email:** gregory.markes@quod.com  
**Date:** 21 October 2020



Planning Development Control  
5 Pancras Square  
Kings Cross  
London  
N1C 4AG

For the attention of David Peres da Costa  
By PlanningPortal

Dear David

**Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): Namely to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access. (Permission ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P)**

**APPLICATION TO DISCHARGE CONDITION 8(b) AND 29 IN RESPECT OF PLANNING PERMISSION REF: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P**

On behalf of my client, the London Borough of Camden, please find enclosed an application for:

*Details of Ground Investigation Results required by condition 8b of 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).*

The most recent amendment to the Planning Permission was granted on 25 September 2020. A copy of the Decision Notice is attached in support of this Application.

## **1 Background – Condition 8b**

Condition 8 of the Planning Permission reads in full:

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*At least 28 days before development of the relevant phase commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the MUGA:*

*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 in writing; 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 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.*

*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 policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.*

Part (a) of the condition was discharged on 13 March 2017 under application reference 2017/0661/P. A copy of this decision notice is provided in support of this Application.

This Application is for the approval of details pursuant to part (b) of the condition only. The approval of such details will constitute the complete discharge of the condition. The Application provides details of the investigation carried out in accordance with the details approved under part (a) of the condition and makes clear that no written scheme of remediation measures is necessary.

## **2 Submission pack**

The following are submitted in support of this Application;

- Application form, duly completed;
- Council Own Development form;
- Site Location Plan;
- This Covering Letter;
- Decision Notice for application 2019/4998/P;
- Decision Notice for application 2017/0661/P; and
- Site Investigation Report.



The application fee of £116 has been paid to the Local Planning Authority via PlanningPortal.

I look forward to receiving confirmation that the Application has been validated shortly. Please do not hesitate to contact me or Poppy Carmody-Morgan should you require any further information.

Yours sincerely

Gregory Markes  
**Planner**

enc. as above

cc. Poppy Carmody-Morgan