



**GERALDEVE**

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**FAO: Kristina Smith**

07 January 2021

**Our ref: LJW/CKE/LOB/SAV/U0007738**

**Your ref: 2019/3138/P / PP-09395328**

Dear Sir / Madam,

**115-119 Camden High Street, London NW1 7JS**  
**Town and Country Planning Act 1990 (as amended)**  
**Approval of Details Application to Discharge Condition 11 (Land Contamination) of Planning**  
**Permission Reference: 2019/3138/P**

On behalf of our client, Demar (BVI) Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge condition 11 (Land Contamination) attached to planning permission: 2019/3138/P in relation to development proposals at 115-119 Camden High Street.

### **Background**

Planning permission (ref. 2019/3138/P) was granted for the: **“Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street”** on 24 December 2020.

This application seeks to discharge condition 11 attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

#### **“Land contamination**

**Prior to the commencement of work, a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA.**

**a) A site investigation scheme based on the Phase 1 Geo - Environmental Desk Study (Ref 10/1345/001), by Clancy Consulting Ltd to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;**

**b) The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;**

**c) A verification report demonstrating the works set out in the remediation strategy have been undertaken.**

**Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported immediately to the LPA.**

**For the avoidance of doubt, this condition can be discharged on a section by section basis."**

### **Condition Discharge**

This application seeks to discharge condition 11 attached to the aforementioned planning permission (ref. 2019/3138/P). Specifically, this application sets out the details in relation to a scheme of investigation, assessment and remediation to address the risk associated with land contamination at 115-119 Camden High Street.

Accordingly, we enclose the relevant details in respect of providing information on land contamination at 115-119 Camden High Street, for your formal approval.

Further details and associated justification of the proposed scheme of land contamination investigation, assessment and remediation works is outlined in the accompanying documentation, prepared by Clancy Consulting and which is submitted in support of this approval of details application.

### **Application Documentation**

The relevant documentation comprising details of the proposed scheme of land contamination investigation, assessment and remediation works at 115-119 Camden High Street is set out in the material submitted in support of this approval of details application to discharge condition 11.

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge this condition:

- Completed approval of details application form (ref. PP-09395328) (dated 07 January 2021), prepared by Gerald Eve LLP; and
- Phase 2 Geo-Environmental Appraisal Report (dated 03 June 2020), prepared by Clancy Consulting Ltd.

### **Summary**

This approval of details application has been submitted via the Planning Portal (ref. PP-09395328).

The requisite approval of details application fee of £141.00 (including the £25.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524) or Kathryn Tyne (020 3486 3735) of this office.

Yours faithfully,



**Gerald Eve LLP**

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Enc. As above via the Planning Portal