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FAO: Kristina Smith

07 January 2021

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

Your ref: 2019/3138/P / PP-09395606

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 23 (Ground Gas) 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 23 (Ground Gas) 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 23 attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

“Ground Gas

Prior to the commencement of work for each section of the development or stage in the development as may be agreed in writing by the Local Planning Authority (LPA) a scheme including the following components to address the risks associated with the ground gassing regime shall be undertaken.

Based on the recommendations made in the Phase 1 Geo - Environmental Desk Study Report (Ref 10/1345/001), by Clancy Consulting Ltd, ground gas monitoring shall include monitoring during periods of low atmospheric pressure and gas risk assessments.

The gas regime shall be characterised in accordance with best practice methodology using the guidelines in the CIRIA C665 report titled 'Assessing risks posed by hazardous ground gases to buildings' (Wilson et al, 2007).

In the event that gas protection measures are required to reduce the risks of methane and carbon dioxide to acceptable levels, a verification report shall be submitted to and approved in writing by the Local Planning Authority.”

Condition Discharge

This application seeks to discharge condition 23 attached to the aforementioned planning permission (ref. 2019/3138/P). Specifically, this application sets out the details in relation to a scheme of ground gas monitoring and highlights the potential associated risks of ground gas at 115-119 Camden High Street.

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

Further details including appropriate justification of ground gas monitoring and the associated risks of any ground gas are 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 ground gas monitoring at 115-119 Camden High Street is set out in the material submitted in support of this approval of details application to discharge condition 23.

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-09395606) (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-09395606).

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