



Jonathan McClue
Planning Department
Camden Council
Camden Town Hall
WC1H 8ND

5 March 2021

Dear Jonathan,

256 GRAY'S INN ROAD, WC1X 8LD – DISCHARGE OF CONDITION 33 OF PLANNING PERMISSION 2019/2879/P

On behalf of our client, University College London, we are pleased to enclose an application seeking the full discharge of Condition 33 of planning permission 2019/2879/P, dated 10 March 2020.

In addition to this covering letter, the application comprises:

- Completed and signed planning application form, prepared by WSP;
- Site Location Plan; and
- Remediation Strategy, prepared by Ramboll; and
- Ground Contamination Interpretive Report, prepared by Ramboll.

The requisite planning application fee of £116 has been paid directly to The London Borough of Camden Council via the Planning Portal (PP- 09591159).

Background

Full planning permission (LPA Ref. 2019/2879/P) was granted for:

Partial redevelopment of the site, including to the former Royal Free Hospital (Plot 1); Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3); Frances Gardner House and the Riddell Memorial Fountain within the courtyard of the former Royal Free Hospital, to create approximately 23,861sqm of medical research, outpatient facility and academic (Use Class D1) floorspace...

Discharge of Condition 33

This application seeks to fully discharge Condition 33 of the above permission which states:

Prior to demolition (excluding demolition to ground slab level) of Plot 1 a Remediation Strategy in accordance with Section 9 of the Ground Contamination Interpretive Report by Ramboll (Ref BEMP-RAM-P1-XX-RPC-99-0016) shall be submitted to and approved in writing by the local planning authority. Prior to the

occupation of the development, and on completion of the agreed contamination remediation works, a verification report providing details including data collected to demonstrate that the works set out/recommended in the remediation strategy are complete shall be submitted to and agreed in writing by the local planning authority.

Each section of the development shall be carried out strictly in accordance with the relevant risk assessment, site investigation, options appraisal, remediation strategy and verification plan so approved, and no change therefrom shall take place without prior written consent from the local planning authority.

Reason:

To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Justification

The submitted Remediation Strategy and Ground Contamination Interpretive Report satisfy each of the requirements set out in Condition 33 and will ensure the risks from land contamination to future users of the land and neighbouring land are minimised. They will also ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy A1 of the adopted Local Plan.

Therefore, the condition should be discharged on this basis.

Conclusion

We trust that the above is clear, however should you have any queries please do not hesitate to contact me.

We look forward to receiving confirmation that the application has been validated in due course.

Yours sincerely



Abigail Huntley
Assistant Planner