



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

07 April 2021

(PP – 09797281)

Dear Jonathan,

256 GRAY'S INN ROAD, WC1X 8LD – DISCHARGE OF CONDITION 34 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 34 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;
- Remediation Strategy, prepared by Ramboll;
- Site Investigation Factual Report, prepared by RSK; and
- UCL Institute of Neurology (IoN) Plot 3 – 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 Planning Portal.

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 34

This application seeks to fully discharge Condition 34 of the above permission which states:

Prior to development (excluding demolition to ground slab level) of Plot 3, a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the



local planning authority. A) Based on the Ramboll Desk Study Report for Plots 2 and 3, site investigations and risk assessments to provide a detailed assessment of the risk to all receptors that may be affected, including those off site; B) In the event that remediation measures are identified necessary, a remediation strategy is required giving full details of the remediation measures required and how they are to be undertaken. 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.

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 local planning authority. For the avoidance of doubt, this condition can be discharged on a section by section basis.

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, Site Investigation Factual Report and Ground Contamination Interpretive Report satisfy the requirements set out in Condition 34 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.

Yours sincerely

A handwritten signature in black ink that reads 'Anil Fermahan'.

Anil Fermahan