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FAO: Jonathan McClue

23 April 2021

Our ref: LJW/GBR/J10337

Your ref: 2018/3682/P / PP-09773016

Dear Sir

**Town and Country Planning Act 1990 (as amended)
Discharge of condition 21b of app ref. 2018/3682/P
101 Camley Street, London NW1 0NF**

On behalf of our client, Chalk Farm Development Limited, we enclose a discharge of condition application in relation to planning permission ref. 2018/3682/P at 101 Camley Street. The condition which is sought to be discharged is no. 21b which in relation to a written scheme of remediation. This submission follows discussions with Julien Diaz at LB Camden.

Background

Officers are very familiar with the site and this discharge application follows a number of various planning applications; indeed the residential-led scheme is now nearing completion and will be ready for occupation in 2021.

Planning permission (ref. 2014/4385/P) was originally granted on 18 March 2015 for the demolition of the existing industrial building at the site and a new building up to 13 storeys in height which would provide 121 residential flats and workspace.

The original planning permission has been amended twice. The first time was on 14 July 2017 (ref. 2016/6311/P) where alterations included changing the configuration of the flats and an uplift in the amount of office provision. The most recent section 73 application (ref. 2018/3682/P) was permitted on 21 February 2020 with changes largely consisting of façade design amendments. This is the permission which is currently being implemented.

Condition 21

Condition 21 of the permission (ref. 2016/6311/P) in full states:

“At least 28 days before development commences:

- a) The details of a written programme shall be undertaken as approved under 2017/0988/P dated 12/04/2017; 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.”

Condition 21 part (a) was discharged on 12 April 2017 as part of app ref. 2017/0988/P. In line with the requirements of condition 21 part (a) a Ground Investigation review, prepared by CGL, was submitted to LB Camden Council. This review summarised the findings of a review carried out on the RSK Geotechnical and Geoenvironmental Site Assessment Report dated June 2014 for the Site, and commented on the presence of soil and groundwater contamination and landfill gas.

In line with condition 21 part (b) an Interim Validation Report and an addendum letter, both prepared by Soil Remedial Services Ltd, form part of this application. It is therefore sought to discharge this condition in full.

Application documentation

Accordingly, the following documents have been submitted via the planning portal for approval:

- Completed application form;
- Interim Validation Report dated February 2021, prepared by Site Remedial Services Limited;
- Addendum letter dated 20 April 2021, prepared by Site Remedial Services Limited.

Our client will pay £116.00, being the requisite application fee, to Camden Council via the planning portal referring to reference PP-09773016.

We look forward to receiving confirmation of validation of the application. Should you have any questions, please do not hesitate to contact Gary Brook (020 7333 6311).

Yours faithfully



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Enc. As above