

Application ref: 2021/2026/P
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Development Management
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Development Site At Former University Of Westminster Central St Martins College
Campus
Southampton Row
London
WC1B 4AF**

Proposal:

Details pursuant to condition 19 (site contamination) of planning permission 2020/2470/P dated 30/10/2020

Drawing Nos: Geo-Environmental Site Investigation produced by RSK ref 372042 R01 (00) dated May 2020; Technical Note- Radon Assessment by A-squared Studio ref 1129-A2S-XX-XX-TN-Y-0005_00 dated July 2021

The Council has considered your application and decided to grant permission.

Informatives:

- 1 Condition 19 requires a detailed site investigation scheme to include any associated potential contaminants (including radon) and potentially any unacceptable risks arising from contamination on site and off site.

The information provided by the site investigation report and radon assessment indicate there is no unacceptable risks identified with the proposed

development and as a result there is no need for any remediation or subsequent validation.

The Council's Environmental Health (Land Contamination) Officers have reviewed this information and confirmed that it is sufficient to discharge condition 19. The details 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.

Given the findings of the report, the remaining parts of the condition are not applicable as such the condition can be discharged.

The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 7 (fire safety); 8 (detailed drawings and samples of materials); 10 (external lightening); 11 (demolition scheme); 12 (parking provision); 13 (details of waste management); 14 (piling method statement); 16 (drainage systems); 17 (construction method statement); 18 (strategic infrastructure); 20 (external noise); 22 (ventilation scheme); 30 (landscaping details); 31 (biodiversity enhancements); 32 (details of biodiverse roof); 33 (details of site clearance and bird nesting features); 35 (renewable energy) of planning permission consent granted on 30/10/2020 under ref: 2020/2470/P are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer