

Regeneration and Planning
Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

1 October 2021

Our Ref: 18/4369

Dear Sir or Madam,

Maggie's at the Royal Free Hospital – Discharge of Condition 9 for Proposed Development at Land at Southern Car Park, Royal Free Hospital, Pond Street (Ref. 2019/4937/P).

We are pleased to enclose, on behalf of our client, Maggie's Trading Ltd., an application to discharge condition no. 9 of planning permission 2019/4937/P granted on 22nd January 2021 for the application for the erection of a new building to provide a Maggie's Centre (435sqm net floorspace) non-residential institution (ancillary to Royal Free) – and associated landscaping works. Maggie's centres are built in the grounds of specialist NHS cancer hospitals in the most convenient and accessible locations available for patients, offering an alternative environment from clinical treatment facilities.

Condition no. 9 of the permission states:

"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 risk associated with site contamination shall be submitted to and approved in writing by the LPA.

- A. *A preliminary risk assessment which identifies all previous uses, potential contaminants associated with those uses (including asbestos, landfill, gas, ground water contaminants); a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.*
- B. *A site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;*
- C. *The results of the investigation and detailed risk assessment referred to in (b) and, based on these, in the event that a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;*
- D. *A verification report demonstrating the works set out in the remediation strategy have been undertaken.*

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 LPA

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

A Geo-Environmental Site Assessment has been submitted which demonstrates the site is considered largely suitable for its intended use and no specific remedial measure or additional site works are considered necessary.

Yours sincerely,



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Enc.