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Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Date: 19<sup>th</sup> January 2022  
Our reference: I1079870

Dear Patrick,

## **7A,B,C Bayham Street, London, NW1 0EY | Discharge of Condition 14**

### **Planning Portal Reference: PP- 10334697**

We are instructed by our client Camden Lifestyle (UK) Limited, to submit an application to discharge the requirements of Condition 14 attached to planning permission ref: 2020/5647/P, as approved on 19<sup>th</sup> January 2022. The development approved by this application is as follows:

*“2020/5647/P: Variation of conditions 2 (approved plans), 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls), 24 (bird and bat boxes) and removal of conditions 11 (CHP), 12 (CHP stack) and 16 (greywater recycling) of planning permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use)”.*

The following documents are submitted in support of this application:

- Remediation Strategy and Verification Plan, prepared by RPS.

It should be noted that a Site Investigation Scheme (RPS reference 200804 R JER8709 JL, dated August 2020) and a Phase 1 Preliminary Risk Assessment and Phase 2 Environmental and Geotechnical Site Investigation (RPS reference 200817 R JER8709 JG, dated September 2020), have previously been approved under ref. 2020/4197/P.

### **Condition 14**

Condition 14 reads as follows:

*“Prior to commencement of any development other than works of demolition, site clearance & preparation, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.*

*Site 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..”*

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In accordance with the requirements of Condition 14, this application is submitted alongside a Remediation Strategy and Verification Plan, prepared by RPS. The document provides details of the proposed mitigation measures (and verification thereof) to minimise any potential risks to identified human health receptors as part of the site redevelopment.

A Verification Report will be issued upon completion of the development to confirm completion of the above measures, in accordance with the requirements of Condition 15.

We trust that the requirements Condition 14 have been met, and that this condition can now be discharged.

A payment of £116 has been made via the Planning Portal. The Planning Portal reference for this submission is PP-10334697.

We look forward to your confirmation.

Yours faithfully,



Kelly McCann

**Senior Planner**

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