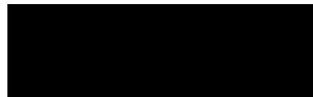




FIRSTPLAN



Our Ref:
Your Ref:
Email:
Date:



28 March 2022



Enya Fogarty
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Enya,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 14, 15 AND 16
ATTACHED TO PLANNING PERMISSION REF: 2021/3009/P
WORKSHOP REAR OF 38 – 52 FORTRESS ROAD, FORTRESS GROVE, LONDON, NW5 2HB**

We are writing to submit the enclosed application for the remaining discharge of Conditions 14, 15 and 16 of Planning Permission Ref: 2021/3009/P. This consent varied an original approval of planning permission reference 2017/6788/P, for: Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews.

This application is submitted via the Planning Portal Ref: PP-11153347. The requisite application fee and associated admin fee has been paid online via Planning Portal.

Condition 14

Condition 14 of Planning Permission Ref: 2021/3009/P states:

Site investigation should be constructed in accordance with the details approved under application ref 2020/1489/P (dated 15 May 2020) and any subsequent approval of details application pursuant to this condition.

Condition 15

Condition 15 of Planning Permission Ref 2021/3009/P states:

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Condition 16

Condition 16 of Planning Permission Ref: 2021/3009/P states:

The developer must provide an intrusive pre-demolition and/or refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the Local Planning Authority and must be approved prior to commencement of the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the Local Planning Authority prior to occupation.

This application follows two previous approvals to partly discharge conditions 14 and 16, which were approved under 2020/1489/P and 2020/0753/P respectively.

On the decision notice for the partial discharge of Condition 14 it is stated that “details are required of a site investigation. The details provided for condition 14 have been assessed by the Council's land contamination officer, the condition has been partially met. It will be possible to discharge the second part of this condition once a Validation/Verification Statement has been submitted to and approved by the Local Planning Authority. As such, the condition can be partially discharged with respect to the first part of the condition, a Validation/Verification Statement shall be submitted for approval to discharge the second part of the condition.”

On the decision notice for the partial discharge of Condition 16, it is explained that- details are required of an asbestos survey, mitigation measures and verification of the latter. The submission of the details in 2020/0753/P was the first part of the condition requiring the pre-demolition and/or refurbishment asbestos survey to be approved before development commences. The second part relating to submission of a mitigation report and its verification will be submitted later prior to occupation.

It is the second part of these two conditions for which consent is now sought. Condition 15 is also included although it should be noted that no modifications were made to the approved remediation scheme during the course of the works.

In relation to fulfilling the remaining requirements of conditions 14, 15, and 16 the following details are submitted:

- Remediation Validation Report prepared by CBRE;
- Asbestos Removal Works Report prepared by West 1;

We trust that the information enclosed is sufficient to enable this application to be registered and look forward to receiving confirmation of this shortly. However, should you require anything further, please do not hesitate to contact me.

Yours sincerely,



KATE MATTHEWS
Director