



Your ref:

Our ref: 44729

8th March 2021

**Planning Department
Westminster City Council
Westminster City Hall
64 Victoria Street
London
SW1E 6QP**

Stantec UK Limited

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London
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FAO Max Jones,

RE: Town and Country Planning Act 1990 (as amended)

Torridon House Car Park, Randolph Gardens, London, NW6 5HP– Partial discharge of planning condition no. 14 of Planning Application Reference 19/09329/COFUL

On behalf of Osborne, we are submitting an approval of details application seeking to partially discharge planning condition no. 14.

Planning condition no. 14 states that: *“Pre -Commencement Condition. You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018. You must apply to us for approval of the following investigation reports. You must apply to us and receive our written approval for phases 1, 2 and 3 before any demolition or excavation work starts, and for phase 4 when the development has been completed but before it is occupied.*

Phase 1: Desktop study - full site history and environmental information from the public records. This has been provided with the application and therefore considered as discharged.

Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.

Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.

Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.”

This condition relates to the existing full planning permission ref: 19/09329/COFUL associated with Torridon House Car Park, Randolph Gardens, London, NW6 5HP and seeks to partially discharge condition 14 (Phases 1, 2 and 3).

The partial approval of details application has been submitted via the Planning Portal under ref. no: PP-09605442. In respect of the above application, the following documents have been submitted via the Planning Portal:

- Cover Letter (this document);
- Planning application fee of £116.00 (to follow under separate cover);
- The Phase 1 Ground Condition Assessment (PBA, 2019);
- The Interpretive Ground Investigation Report (PBA, 2020);
- CEC's Factual Ground Investigation Report (CEC, 2019); and
- The Remediation Strategy (Stantec, 2021).

We look forward to receiving confirmation that the application has been validated. However, should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

Senan Seaton Kelly
Senior Planner

on behalf of Stantec UK Ltd

Encls: