

JWP/SJG/DP6219  
23 April 2024

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**Ms Sarah Whitnall**  
**Development Planning**  
**Westminster City Council**  
**Westminster City Hall**  
**64 Victoria Street**  
**London**  
**SW1E 6QP**

Dear Sarah,

**10-11 Lancaster Gate, London, W2 3LH**  
**Submission of details pursuant to Condition 17 of Planning Permission**  
**23/04044/FULL**

On behalf of our client, Lancaster Gate Investments Limited, please find enclosed the following information which is being submitted pursuant to Condition 10 attached to the above planning permission:

- Completed and signed application form;
- Phase 1 Geoenvironmental Risk Assessment – dated February 2024
- Letter of Appointment – Site Analytical Services
- Letter of Confirmation – Heriot UK Limited
- The application fee has been paid online.

Planning Permission (23/04044/full) was granted on 19 April 2024 for:

*‘Change of use from hotel to residential use (Class C3) with associated internal alterations to create 11 new units and external alterations comprising reconfiguration and recladding of the rear extension and restoration of the existing building.’ (Linked to 23/04045/LBC)*

Condition 17 states:

**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.*

*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.  
(C18AA)*

*Reason:*

*To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in Policy 33(E) Of the City Plan 2019 - 2040 (April 2021). (R18AB)*

This submission relates to the discharge of phase 1, 2 and 3 of the contaminated land condition. The information submitted alongside this application seeks to confirm all relevant details. It is noted that during the development, if unexpected contamination is discovered, full details would be provided including sampling, required remediation and confirmation that the required remediation will be implemented, and this would be included in the validation report (Phase 4). Conversely if no (unexpected) contamination was discovered, this would also be documented and submitted within the validation report.

We trust that the above and enclosed information is sufficient for the validation and registration of the application, however if any additional details are required please do not hesitate to contact Simon Gunasekara from this office.

Yours faithfully

*DP9 Ltd.*

**DP9 Ltd**