

Application ref: 2022/3907/P
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Mr Simon Firth
29 Earlham Street
London
WC2H 9LS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**51 Calthorpe Street
London
WC1X 0HH**

Proposal:

Details pursuant to conditions 6 (cycle storage) and 15 (mechanical ventilation system) of planning permission 2018/1142/P granted on 26 January 2022 for the change of use from offices (Class B1a) to create a mixed use scheme of office use (Class B1a) and 8 self-contained flats (Class C3); mansard roof extension to main building; roof extension to rear part of building; creation of internal mezzanine floors; excavation to create basement; associated works

Drawing Nos: Air Quality Assessment, Dated 26/04/2022, Issue NO. 1, Reference 6927 - 51 Calthorpe Street - Air Quality Assessment-2204-26nv, Prepared by eight associates; Proposed Basement Plan, Dated 14.04.2022, Rev. G, Drawing NO. 1308-T-108, Prepared by Brooks Murray Architects; Proposed Ground Floor, Dated March 2017, Drawing NO. 939M 110; Proposed First Floor Plan, Dated April 2017, Drawing NO. 939M 111; Proposed Second Floor Plan, Dated April 2017, Drawing NO. 939M 112; Proposed Third Floor Plan, Dated April 2017, Drawing NO. 939M 113; Cycle-Works Josta Brochure; MVHR System Details; and Planning Discharge Letter dated 12 September 2022.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 6 requires the submission of details for 27 long stay cycle spaces within a secure and covered storage area and 3 short stay cycle spaces with either a 'Camden M' or 'Sheffield stand' within the private forecourt of the property.

The secure and covered cycle storage area will be located at basement level with a Josta two tier storage system proposed for the 27 long stay cycle spaces. The 3 short stay spaces will be located within the private forecourt area of the building using a Sheffield stand. This is considered acceptable and in compliance with the condition.

Condition 15 requires the submission of details of the mechanical ventilation system including air inlet locations and an appropriate NO2 filtration system.

The agent has submitted details regarding the proposed location of all air inlet locations onsite, which are all located away from the road, as required by the planning condition. A NO2 filtration system has not been provided. However the Council's Sustainability Officer raised no objection to this as the building would satisfy the minimum air quality requirements without the need of a NO2 filtration system.

As such, it is considered that the conditions 6 and 15 can be discharged.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with policies A1, CC1, CC2, CC4 and T1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions (4 (materials), 5 (landscaping), 9 (green roof & green wall), 10 (structural engineer appointment), and 16 (air quality) of planning permission 2018/1142/P granted on 26 January 2022 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer