

Application ref: 2022/5563/P
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Date: 30 March 2023

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Victoria House
37-63 Southampton Row
London
WC1B 4DA

Proposal: Air Quality Assessment required by condition 7 of planning permission ref. 2022/3480/P granted 10/11/2022 for the installation of new roof top plant, louvred screens, external louvres and alterations to roof level amenity space.

Drawing Nos: Air Quality Assessment by AAC dated 06/12/2022, Technical Note by AAC dated 28/03/2023 and cover letter by Gerald Eve dated 13/12/2022.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for granting approval

Condition 4 required the submission of a detailed Air Quality Assessment including details of any required mitigation, and full details of any mechanical ventilation system including air inlet locations.

An Air Quality Assessment was submitted, prepared by Air & Acoustic Consultants (AAC), which has been reviewed by the Council's Sustainability

Officer. The Sustainability Officer confirmed that the details were largely acceptable, and that the impact on all modelled receptors were not significant. However, queries were raised regarding the proximity between the fume cupboard flues and the air inlets and whether this would result in recirculation of emissions. Details of the proposed NOx filtration were also requested due to the very poor air quality in this area.

AAC provided a technical note in response which provided details of a wind tunnel survey that was carried out to obtain accurate concentration estimates at building air intakes and other sensitive locations due to emissions from the proposed laboratory extract sources. The report concluded that all of proposed inlets modelled will meet the ASHRAW criterion which specifies minimum ventilation rates and other measures intended to provide indoor air quality (IAQ) that's acceptable to human occupants and that minimizes adverse health effects.

They also confirmed that filtration will be provided to the proposed air inlets, in the form of the AAC Nitrosorb Swiftpack System which uses carbon filter technology to deliver a high efficiency and sustainable range of standard and customised NOx filter units.

These details satisfactorily address the outstanding queries, and as such, it is recommended that condition 4 is discharged.

No responses were received prior to determination and the full impact of the scheme has already been considered during the determination of the original scheme.

As such, the submitted details are sufficient to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CC4 of the London Borough of Camden Local Plan 2017 and London Plan policy SI 1.

- 2 You are advised that all conditions relating to planning permission 2022/3480/P granted 10/11/2022 which need details to be submitted, have been 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



Daniel Pope
Chief Planning Officer