

Application ref: 2023/1196/P  
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Date: 4 April 2023

**Development Management**  
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Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**1-3 Ferdinand Place  
London  
NW1 8EE**

Proposal:

Details of evidence of air quality monitors in place required by condition 12(b) of planning permission ref 2020/2364/P dated 16/03/2022 for demolition of the existing building and the erection of a four storey building with roof level accommodation, terraces and PV panels, comprising office use (Class E) at ground floor level and 9 self-contained residential units (Class C3) on the upper floors, plus associated plant, cycle parking and refuse storage.

Drawing Nos: Covering letter prepared by Savills dated 20/03/2023; Air quality monitoring readings prepared by Galcross Engineering Ltd dated 01/06/2022 - 06/06/2022; 27/06/2022 - 04/07/2022; 08/07/2022 - 14/08/2022; 26-09-2022 - 03/10/2022; 30/10/2022 - 07/11/2022; 13/12/2022 - 19/12/2022; 20/02/2023; 13/03/2023.

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

Informative(s):

- 1 Reasons for granting approval of details:

Condition 12(b) requires evidence demonstrating that the air quality monitors

have been in place for at least 3 months prior to the implementation date. Dust monitors were installed in June 2022 and air quality / dust monitoring reports have been produced every 2 weeks. The monitoring reports showing readings as the baseline data have been submitted from June 2022 to March 2023 (10 months). Information to discharge condition 12(a) (full details of air quality monitors) has been submitted to the Council and is pending consideration. The Council's Air Quality officer has reviewed the information and is satisfied with the details.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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

- 2 You are reminded that conditions 3 (a-d) (samples of materials); 7 (tree protection measures); 8 (privacy screening); 11 (air inlet locations); 13 (PVs); 25 (bird and bat boxes) of planning permission ref 2022/1363/P dated 05/08/2022 are outstanding and require details to be submitted and approved.
- 3 You are advised that conditions 4 (method statement to remove and protect cobbled setts), 5 (details of reuse of demolished materials), 12(a) details of air quality monitors (location, number and specification) and 16 (green roof) have been submitted to the Council and are pending consideration.
- 4 Please be advised that regarding planning application 2022/1363/P to vary planning permission ref 2020/2364/P dated 16/03/2022, it has been resolved to grant planning permission subject to the signing of the s106 legal agreement. When the legal agreement is signed and planning permission is granted, Condition 7 (tree protection measures) will be removed and condition numbering will be altered.

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

