

Application ref: 2023/1053/P  
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Date: 4 April 2023

**Development Management**  
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DWD  
6 New Bridge Street  
London  
EC4V 6AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Tybalds Estate**  
**New North Street**  
**London**  
**WC1N 3JT**

Proposal:

Details of air quality (for under-build units only) required by part condition 9 of planning permission 2021/3580/P dated 14/10/2022 (Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works).  
Drawing Nos: Air Quality and Dust Risk Assessment (January 2023)

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

Informative(s):

#### 1 Reasons for granting approval-

Condition 9 requires details of air quality monitors for the entire site, to be submitted and approved. However, due to funding reasons, the approved

under-build units are being brought forward first, ahead of the other residential blocks approved as part of the wider development. The current application therefore seeks to only part discharge condition 9.

The Council's Air Quality Officer has reviewed the submitted details and has confirmed that, given the limited extent of the works associated with the construction of the under-build units, the proposed dust control measures are acceptable and sufficient to part discharge condition 9.

Notwithstanding this, the applicant is reminded that an updated air quality assessment will be required to fully discharge the condition as future phases of the approved development are brought forward.

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

- 2 You are reminded that this decision only relates to the under-build units and that details of air quality for all other elements of the approved scheme will need to be submitted for approval by the Council.

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