

Application ref: 2021/3647/P  
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**Development Management**  
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Wildstone Planning  
22 Berghem Mews  
Blythe Road  
Brook Green  
London  
W14 0HN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Central Somers Town covering land at Polygon Road Open Space,  
Edith Neville Primary School, 174 Ossulston Street  
and Purchase Street Open Space  
London  
NW1 1DN**

Proposal:

Details pursuant to condition 138 (External Air Quality Monitoring and Alert System) of planning permission reference 2015/2704/P dated 14/10/2016, as amended by permission reference 2019/5882/P dated 01/07/2020 and varied by reference 2020/4631/P dated 23/04/21 (for demolition of existing buildings and the provision of replacement school; community facilities; flexible A1/A2/A3/D1 floorspace and 136 residential units over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor to include demolition of existing buildings and the provision of replacement school; community facilities; flexible A1/A2/A3/D1 floorspace and 136 residential units over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor to include a children's nursery and community play facility with 10 residential units above; Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level; Plot 3: Extension of Grade II listed terrace to provide 3 dwellings; Plot 4: Replacement school; Plot 5: 20 residential units over a replacement community hall; Plot 6: 14 residential units; and Plot 7: 54 residential units over flexible A1/A2/A3/D1 floorspace at ground level. Provision of 11,765 sqm of public open space along with associated highways works and landscaping. Namely, to include amendments to architectural design, building footprint, internal layouts, quantum of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town)

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

Informative(s):

1 Reasons for approval:

The applicant has provided full details of the specification of the air quality monitors with an acceptable level of accuracy. The location of the monitors has been confirmed with photographs of all locations and details of how the monitors are attached to the building. The locations are considered acceptable.

The proposal is for a 24/7 hour 367 days per year text alert system which alerts residents that the air quality monitors have detected a reduction in air quality with levels of nitrogen dioxide/particulate matter above the alert level. This text advises residents to close any windows and keep them closed until further notice. This includes a warning of a Francis Crick Institute 'black start event' by text and email to all residents. The applicant has provided details of a trigger for a secondary notification to confirm air quality has improved and windows can be opened.

There would be 6-monthly intervals in order complete maintenance of the monitors. The sensors within the monitors would be replaced with equivalent pre-calibrated units at 18 to 24-month intervals. Further, in the event that this process indicates that interim sensor replacement is required, a site visit will be undertaken by a trained technician in order to complete the relevant works.

In accordance with the requirements of the condition, a technical note will be prepared on a quarterly basis to confirm the number of trigger levels exceedances at each monitoring location This will be produced in a format suitable for submission to the Local Authority. Full access to the raw monitoring data will be provided to the Local Authority on request.

The reports will include the date, time and duration of the event as well as the number of events. In addition, specific details about each event (e.g. which pollutant has exceeded, concentration figures, number of notifications/recommended actions sent etc.) would be provided.

As such condition 138 can be discharged as the details would protect the amenity of residents. Thus the details are in accordance with policy CC4 of the London Borough of Camden Local Plan 2017.


- 2 You are reminded that condition 80 (cycle parking) relating to plot 7 of planning permission ref. 2019/5882/P dated 01/07/2020 requires details to be submitted and approved prior to first occupation.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer