

Neil McDonald  
Development Management  
LB Camden Council  
Town Hall  
5 Pancras Square

104 St. John Street  
London EC1M 4EH  
[info@centroplan.co.uk](mailto:info@centroplan.co.uk)  
0203 302 1855  
[centroplan.co.uk](http://centroplan.co.uk)

11.05.23

Dear Neil,

**DISCHARGE OF CONDITION 3 (AIR QUALITY REPORT) PURSUANT TO PLANNING PERMISSION  
2022/5446/P – 112A GREAT RUSSELL STREET, LONDON WC1B 3NP**

On behalf of our client, Central London Investments Limited, we hereby submit documents to discharge Condition 3 (Air Quality Report).

The description of development for the main planning permission is as follows:

*"Variation of conditions 2 (approved plans), 3 (air quality), 6 (cycle storage), 9 (noise), 10 (drainage) and 14 (hotel bedroom number) together with submission of details in discharge of condition 12 (electrical plant in basement), of planning permission ref: 2015/3605/P allowed at appeal ref: APP/X5210/W/16/3147078 dated 04/10/2016, as amended by 2020/1438/P dated 01/06/2020, for 'Change of use of part ground floor and basement levels -4 and -5 from Car Park (sui generis) to hotel (Class C1), including alterations to openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place', namely to: increase the number of hotel bedrooms from 166 to 187 with associated internal and external alterations on ground floor elevations on Great Russell Street and Adeline Place."*

Condition 3 states:

*"Prior to first occupation of the development, an Air Quality Report shall be submitted to and approved in writing by the local planning authority. The report shall provide evidence that an appropriate NO2 scrubbing system on the mechanical ventilation intake has been installed. The system shall be generally in accordance with the recommendations of the submitted Air Quality Assessment by Hawkins Environmental, dated 22 November 2022. The report shall include a detailed maintenance plan for the system. The scrubbing system shall thereafter be operated and maintained in accordance with the approved report for the lifetime of the development."*

*Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017."*

Therefore, we hereby submit the following documents:

- Statement of Compliance (Eurovent)
- Maintenance Plan (Eurovent)
- Replacement Guide (Eurovent)
- Colourcell Product Description (Eurovent)

The application fee of £116 has been paid. We look forward to receiving confirmation that the application is valid.

Yours sincerely,



**Tarun Cheema**  
Senior Planner  
Centro Planning Consultancy