

Application ref: 2022/2159/P
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Date: 23 May 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 air quality monitors (location, number and specification) required by condition 12a 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 at ground floor level and 9 self-contained residential units 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; 3262-CB-A-DR-001 rev P1; Photo of dust monitor 1 dated 20/03/2023; Photo of dust monitor 2 dated 20/03/2023.

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

Informative(s):

- 1 Reasons for granting approval of details:

Condition 12a (Details of air quality monitors) requires the location, number and specification of the air quality monitors. A site location plan marking the location of 2 air quality monitors including specification details and well as photos of the monitors in situ have been submitted. The Council's Air Quality officer has reviewed the information and is satisfied with the details.

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

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

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), and 25 (bird and bat boxes) of planning permission ref 2020/2364/P dated 16/03/2022 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) and 16 (feasibility for hybrid blue / 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, the Council has 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
Chief Planning Officer