



Planning Conditions Tracker Statements

115-119 Camden High Street

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DOCUMENT CONTROL

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01	07-Jul-20	For Information	DJ&JP_07-Jul-20	CC_07-Jul-20	AH_07-Jul-20
02	22-Nov-21	For Information	DJ&JP_22-Nov-21	CC_22-Nov-21	AH_22-Nov-21
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Planning Condition Number 17 Mechanical Ventilation

Wording of the Condition:

“Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler and kitchen extract and as close to roof level as possible, to protect internal air quality.

The development shall thereafter be constructed and maintained in accordance with the approved details.”

PSH Statement:

PSH can confirm that the conditions of this requirement have been fully met.

Please refer to the following drawings for details of the proposed fresh air intakes:

- 3187-PSH-H-00-DR-M-7001
- 3187-PSH-H-01-DR-M-7005
- 3187-PSH-H-02-DR-M-7007
- 3187-PSH-H-03-7009
- 3187-PSH-H-04-7011
- 3187-PSH-H-TY-DR-M-8001-8031
- 3187-PSH-R-TY-DR-M-7020

Regarding the air inlet locations for the apartments, it was not feasible to locate the fresh air intakes away from busy roads. Therefore PSH have specified that the apartments be provided with mechanical supply and extract ventilation via MVHR. A NOx/Carbon filter shall be provided on the main supply air duct from the MVHR, to filter the fresh air supply in accordance with the Air Quality Assessment. Each inline filter shall include a PM 2.5 post-filter within the filter box to provide additional particulate filtration. The activated carbon filters shall have a minimum efficiency of 96% in the removal of Nitrogen Oxides/Dioxides. The unit efficiency shall be confirmed and independently verified by the BRE test method and the information shall be provided by the filter manufacturer for approval.

The hotel hot water heater flues are proposed to discharge at roof level.

The proposed kitchen extract fan is located within the roof plant enclosure, and discharges at roof level. Please note that the kitchen extract fan provides general ventilation only to the kitchen, it does not serve any kitchen canopies.

Fresh air is provided to the windowless guest bedrooms and a number of second floor guest bedrooms on the Delancey Street façade via an air handling unit located on the roof. Due to the fresh air intake being located at roof level, no fresh air treatment is required.

The remaining hotel guest bedrooms are proposed to be served via dedicated MVHRs. With the fresh air intakes via Delancey Street and Camden High Street. Following recommendations in the Air Quality Assessment report, PSH have proposed that the fresh air intakes for all guest bedrooms up to

and including the third floor be provided with NOx/Carbon filters. The filters shall utilise PM2.5 post-filters of impregnated Carbon to filter Nitrogen Dioxide and Carbon Dioxide from the fresh air supply.

The ground floor of the hotel is provided with fresh air via an intake located on Delancey Street due to the lack of available space at the rear of the building. In accordance with the recommendations in the Air Quality Assessment report, PSH have proposed a NOx/Carbon filter be installed on the fresh air intake. The filter box enclosure shall house a V-line panel filter and Carbon filter pack.

The fresh air intake serving the basement areas is provided with fresh air via an intake located on Delancey Street due to the lack of available space at the rear of the building. In accordance with the recommendations in the Air Quality Assessment report, PSH have proposed that the MVHR serving the basement be supplied complete with an integral NOx/Carbon filter.

The fresh air intake for the kitchen general ventilation is located at the rear of the building. In accordance with the recommendations in the Air Quality Assessment, PSH have proposed that a NOx/Carbon filter is installed on the fresh air intake. Please note that the kitchen mechanical supply ventilation system provides general ventilation only, it does not serve any kitchen canopies.

Planning Condition Number 18 Mechanical Ventilation and NO₂ Filtration

Wording of the Condition

“Prior to occupation of any use, evidence that an appropriate NO₂ filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.”

PSH Response

PSH can confirm that the conditions of this requirement have been fully met.

Please refer to the following drawings for details of the proposed fresh air intakes:

- 3187-PSH-H-RF-DR-M-7000
- 3187-PSH-H-00-DR-M-7001
- 3187-PSH-R-TY-DR-M-7020
- 3187-PSH-H-TY-DR-M-8001-8031

Regarding the air inlet locations for the apartments, it was not feasible to locate the fresh air intakes away from busy roads. Therefore PSH have specified that the apartments be provided with mechanical supply and extract ventilation via MVHR. A NOx/Carbon filter shall be provided on the main supply air duct from the MVHR, to filter the fresh air supply in accordance with the Air Quality Assessment. Each inline filter shall include a PM 2.5 post-filter within the filter box to provide additional particulate filtration. The activated carbon filters shall have a minimum efficiency of 96% in the removal of Nitrogen Oxides/Dioxides. The unit efficiency shall be confirmed and independently verified by the BRE test method and the information shall be provided by the filter manufacturer for approval.

The hotel hot water heater flues are proposed to discharge at roof level.

The proposed kitchen extract fan is located within the roof plant enclosure, and discharges at roof level. Please note that the kitchen extract fan provides general ventilation only to the kitchen, it does not serve any kitchen canopies.

Fresh air is provided to the windowless guest bedrooms and a number of second floor guest bedrooms on the Delancey Street façade via an air handling unit located on the roof. Due to the fresh air intake being located at roof level, no fresh air treatment is required.

The remaining hotel guest bedrooms are proposed to be served via dedicated MVHRs. With the fresh air intakes via Delancey Street and Camden High Street. Following recommendations in the Air Quality Assessment report, PSH have proposed that the fresh air intakes for all guest bedrooms up to and including the third floor be provided with NOx/Carbon filters. The filters shall utilise PM2.5 post-filters of impregnated Carbon to filter Nitrogen Dioxide and Carbon Dioxide from the fresh air supply.

The ground floor of the hotel is provided with fresh air via an intake located on Delancey Street due to the lack of available space at the rear of the building. In accordance with the recommendations in the Air Quality Assessment report, PSH have proposed a NOx/Carbon filter be installed on the fresh air intake. The filter box enclosure shall house a V-line panel filter and Carbon filter pack.

The fresh air intake serving the basement areas is provided with fresh air via an intake located on Delancey Street due to the lack of available space at the rear of the building. In accordance with the recommendations in the Air Quality Assessment report, PSH have proposed that the MVHR serving the basement be supplied complete with an integral NOx/Carbon filter.

The fresh air intake for the general kitchen ventilation is located at the rear of the building. In accordance with the recommendations in the Air Quality Assessment, PSH have proposed that a NOx/Carbon filter is installed on the fresh air intake. Please note that the kitchen mechanical supply ventilation system provides general ventilation only, it does not serve any kitchen canopies.

Access panels for all proposed NOx/Carbon Filters have been shown on the PSH mechanical services drawings to facilitate routine maintenance of the filters. A maintenance regime will need to be put in place by Premier Inn and the Housing Association managing the residential units to ensure that the filters are maintained in accordance with the manufacturers recommendations.