



**112A GREAT RUSSELL STREET**  
LONDON WC1B 3NP

DISCHARGE OF CONDITION 3 (AIR QUALITY REPORT) PURSUANT TO PLANNING PERMISSION  
2022/5446/P

Application for planning permission reference: 2023/1878/P

6 June 2023

The Bloomsbury Association object to this application and wish to make the following comments:

1. Condition 3 states that an Air Quality Report should be submitted and approved prior to occupation of the development providing evidence that an appropriate NO<sup>2</sup> scrubbing system on the mechanical ventilation intake has been installed together with a detailed maintenance plan for the system. No air quality report has been submitted. A certificate of installation is provided with supplier's recommendations as to general maintenance and filter testing but they are separate, unrelated and inconsistent documents that will be difficult to enforce.
2. The condition refers to Hawkins' Air Quality Report, reference H3020\_AQ\_v4, dated 22 November 2022, submitted with application 2022/5446/P, and requires that the proposal meets the criteria given in Section 10 of that report, *Mitigation*. That report refers to a different system supplied by AAC Eurovent to the system proposed in this application and to what is described the Maintenance Plan. Inconsistent documents will be difficult to enforce.
3. The Air Quality Consultant, should produce and submit a pre-occupation Report to the Council to confirm that the installed ventilation system, with all of its components performs in accordance with the Air Quality specifications, including a clear endorsement of the individual and combined performance of the equipment fitted within the ventilation system (listed in Centro's accompanying letter, page 2). The Report should also confirm that regular system monitoring and maintenance routines are in place, to ensure continued future compliance with the Air Quality specifications. The Developer should underwrite this statement by confirming that all necessary contracts are in place to implement this, including names and contact details of who to contact in case of problems. This information should be kept up to date with the Health and Safety File required by the Construction (Design and Management) Regulations 2015, the building Operation and Maintenance Manual and any 'Golden Thread' information required under the Building Safety Act 2022, all of which should be available to the hotel manager.
4. Before this application is accepted, the Council should receive the Air Quality Report in the format described together with the Developers' written undertaking to discharge the aforementioned post-occupancy responsibilities.

The Association looks to the Council to refuse this application.

We would be grateful if you would let us know of any further modification to the application; the decision, if it is to be decided under delegated powers, or the meeting date if decided by Committee.

Stephen Heath  
**On behalf of the Bloomsbury Association**

*Copies to:*

Councillor Adam Harrison, London Borough of Camden  
Neil McDonald, London Borough of Camden  
Gary Bakall, London Borough of Camden  
Sam FitzPatrick, London Borough of Camden  
Charlotte Street Association  
Chair, Bloomsbury Association