Mace Dragados Joint Venture

HS2 Euston Station Integrated Project Team

2nd Floor, The Podium

1 Eversholt Street

London

NW1 2DN

Gavin Sexton

Principal Planner

Regeneration and Planning

London Borough of Camden

*Sent via email*

Our ref. 1CP01-MDS\_ARP-TP-NOT-SS08\_SL23-990020

Planning Portal Ref: PP-12466218

19 September 2023

Dear Gavin,

**Application for Redevelopment of the site to include change of use of former school building (Class D1) to office use (Class B1a) with associated external alterations, use of existing ancillary gym building as multi-use community facility (Class D1/D2), erection of a two storey Construction Skills Centre (Class D1) and provision of public open space together with alterations to existing access arrangements, all as meanwhile uses for a period of 10 years (your ref: 2019/3091/P)**

An application has been submitted via Planning Portal (PP-12466218) for the discharge of conditions 10 (mechanical ventilation) and 11 (Air Quality Neutral Assessment) relating to planning application ref. 2019/3091/P.

Condition 10 states:

*Prior to commencement of the relevant part of the development excluding demolition and site preparation works, full details of the mechanical ventilation systems and 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 stacks and as close to roof level as possible, to protect internal air quality. The relevant part of the development shall thereafter be constructed and maintained in accordance with the approved details.*

Condition 11 states:

*Prior to commencement of the relevant part of the development, an Air Quality Neutral assessment produced by a suitably qualified professional, demonstrating Air Quality neutral status for the entire scheme, shall be submitted to and approved in writing by the local planning authority.*

Please find enclosed the following documents and plans to support the discharge of conditions 10 and 11 of planning application ref. 2019/3091/P:

* + Application Form

**Condition 10**

* Roof Level Ventilation Services Layout (ref. 1CP01-MDS\_SVM-ME-DGA-SS08\_SL23-000005)
* Ground Floor Ventilation Services Layout (ref. 1CP01-MDS\_SVM-ME-DGA-SS08\_SL23-000006)

**Condition 11**

* Air Quality Neutral Assessment (ref. 1CP01-MDS\_ARP-EV-REP-SS08\_SL23-990033)

In respect of condition 10, the drawings show that the air inlet location is located on the roof level, towards the north of the building and away from busy roads. Works are being delivered in a phased manner, and installation of ventilation for the ground floor and roof level is being prioritised. The ventilation design for the first and second floors has not yet been progressed. However, the details necessary to discharge the condition are available within the submitted ground floor and roof level plans / details, namely the location of the air inlet.

In respect of condition 11, the results show that the building and transport emissions meet the Air Quality Neutral criteria and therefore no mitigation or offsetting is required.

A planning application fee of £116 has been paid via Planning Portal. I trust that the information provided is sufficient to discharge conditions 10 and 11 of planning application ref. 2019/3091/P. However, if you have any queries, please do not hesitate to contact me. I look forward to receiving confirmation of this application’s validation.

Yours sincerely

Cindy Wan

Town Planning Lead

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