

Application ref: 2023/2080/P
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Date: 27 October 2023

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
105-121 Judd Street
London
WC1H 9NE

Proposal:

Details required by condition 7a (air quality monitors) of permission reference 2022/1817/P dated 10/05/2023 (Erection of roof extensions at third, fourth and fifth floor level with rooftop plant in connection with the continued commercial use of the building (Class E) with associated external alterations to all elevations, public realm improvements; roof terraces at levels three, four and five, provision of cycle parking, waste/recycling storage and other services).

Drawing Nos: LJW/GBR/EMO/AME/U0016297 and Air Quality Dust Monitoring date 25th April 2023.

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

Informative(s):

1 Reasons for granting approval:

Condition 7 requires details full details of the air quality monitors have been submitted to and approved including the location, number and specification of the monitors, including evidence of the fact that they

have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance.

The submitted Air Quality Strategy has been written with regard to Greater London Authority's Supplementary Planning Guidance for the Control of Dust and Emissions During Construction and Demolition (GLA, 2018). The action levels for this site are set at a PM10 concentration of over 250g/m³ for a 15-minute period, a PM10 concentration of over 190g/m³ for a 1-hour period, and a PM2.5 concentration of over 48g/m³ for a 15-minute period. In addition to the above detailed 15-minute traffic light criteria, TetraTech have undertaken works to devise a 1-hour average of particulate matter on site, as recommended by the document published by the London Borough of Camden, 'Requirements for real-time dust monitoring on demolition and construction sites' (updated April 2021). A traffic light system will be used to classify 1- hourly-average.

The report indicates A traffic light approach based on sections 4.41 of the IAQM document 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites' (2018). The proposed monitoring is adjacent to the nearest sensitive receptors to the site. It is proposed that one monitor is installed at the southeast corner of the site bordering sensitive residential receptors at 103 Judd Street (to also be representative of businesses and other residential receptors on Judd Street). Another monitor is proposed to be installed at the northwest corner of the site opposite sensitive residential receptors at Sinclair House (to also be representative of other residential flats and businesses on Thanet Street and Hastings Street). The submitted details are considered sufficient to part discharge condition 7.

During the 3-month baseline monitoring period prior to demolition and construction works commencing the monitors will be set-up on bracketry on the façade of existing site building by the proposed monitoring location marker. During the demolition phase the monitors will be relocated onto the nearest available hoarding/boundary fence by the proposed monitoring location marker. However, the applicant is required to provide evidence that the monitors have been installed three months prior to implementation of the approved development before "Condition B" can be fully discharged.

As such, the details are in general accordance with policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3, 7B, 15, 16 and 17 of planning permission 2022/1817/P dated 10/05/2023/ are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer