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Our ref: LJW/GBR/EMO/AME/U0016297

Your ref: PP-12528821

105 - 121 Judd Street, London, WC1H 9NE

Town and Country Planning Act 1990 (as amended)

Approval of Details Application for Discharge of Condition 7B – Air Quality Baseline Report

On behalf of our client 105 Judd Street Limited, we write to enclose an application to formally discharge Condition 7b (PP-12528821) of planning permission ref. 2022/1817/P.

Planning Background

Planning Permission

Planning permission ref: 2022/1817/P was granted on 10th May 2023 for the following development:

“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”

Condition 7

Condition 7 of planning permission ref: 2022/1817/P states the following:

“Air quality monitoring shall be implemented on site. No development shall take place until:

a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include 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;

b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.”

A planning application to discharge Condition 7a was approved on 27/10/2023 (ref: 2023/2080/P). The application was supported by an Air Quality and Dust Monitoring Report, prepared by Tetra Tech, which outlined the proposals for air quality monitoring on the site, including the specification of monitoring equipment and proposed monitoring locations.

Following the approval of Condition 7a, this application seeks to discharge Condition 7b.

Condition 7b (Air Quality Baseline Report)

Condition 7b of planning permission ref.2022/1817/P states the following:

"Prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved."

A Baseline Dust Monitoring report is submitted in support of this application. In accordance with the requirements of Condition 7b, the document evidences that the air quality monitors have been in place for the required 3-month period (01st July – 30 September 2023). The monitoring pod was deployed on site on the 29th of June and technicians also visited the site to undertake routine maintenance and reposition the monitors on 14th September 2023.

The document further confirms that Tetra Tech Limited will continue to monitor the concentrations of PM10 and PM2.5 at the Site. These will continue to be cross-checked with urban background concentrations and the construction schedule to identify appropriate locations for the air quality monitoring and to inform any required future mitigation measures. Monitoring reports will be updated on a monthly schedule and will be inclusive of current site activities and any changes in the construction schedule.

Application Documents

The following information is enclosed for submission against Condition 7b (Air Quality Baseline Report)

- Application Form, prepared by Gerald Eve LLP; and
- Baseline Dust Monitoring Report, prepared by Tetra Tech Limited, dated October 2023

The requisite planning application fee of £180 (inclusive of the £64.00 planning portal service fee) will be paid online concurrent to the submission of this planning application. We trust that the enclosed information is sufficient to discharge the condition and we look forward to receiving confirmation of validation. If you have any questions in the interim, please contact Emma Mounsey (02073336319; emounsey@geraldev.com) or Abdul Mehdi (0207 333 6417; amehdi@geraldev.com) of this office.

Yours faithfully,



Gerald Eve LLP

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Enc. As above

