

Application ref: 2023/0796/P  
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Date: 7 November 2023

**Development Management**  
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**RUFFARCHITECTS**  
205 Wardour Street  
London  
London  
W1F 8ZJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**70-86 Royal College Street**  
**London**  
**NW1 0TH**

Proposal:

Details required by condition 9 (mechanical ventilation) of planning permission 2020/0728/P (Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a mixed Class C2/D1 healthcare facility (Sui Generis).

Drawing Nos:

Discharge of condition 9 - Technical Note (prepared by Ruff Architects, dated 24/02/2023); RCS-BDP-ZZ-ZZ-MEP-RP-IAQP-0001\_P02 (prepared by BDP, dated 23/02/2023).

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

Informative(s):

1 Reasons for granting approval:

Condition 9 of planning permission 2020/0728/P required full details of the mechanical ventilation system, including air inlet locations, to be submitted for approval by the local planning authority.

The applicant has provided an indoor air quality plan that includes drawings, a ventilation strategy, and a statement setting out methods to prevent Heating, Ventilation, and Air-Conditioning (HVAC) contamination. These documents show that all air inlets would be located at a high level near the roof, and that pollutants would be prevented from impacting the HVAC system and internal air quality. These details have been reviewed and confirmed to be acceptable by the Council's Sustainability Officer and are therefore considered sufficient to safeguard the amenities of the occupiers of the premises and the internal air quality.

The full impact of the proposals was assessed as part of the determination of the original application, reference 2020/0728/P.

As such, the details are in accordance with the requirements of Policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawings), 4 (waste storage and removal), 10 (NO2 filtration system), 12 (photovoltaic cells), and 21 (ASHP details) of planning permission 2020/0728/P 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer