

19 December 2023

FAO: Enya Fogarty
Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Ms Fogarty

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 6 OF PLANNING
PERMISSION 2021/3673/P AT 85 GRAYS INN ROAD, LONDON, WC1X 8TX**

I am instructed on behalf of Grays Property Holding Ltd, to submit an application of details reserved by Condition 6 ('Update Air Quality Assessment') pursuant to planning permission 2021/3673/P in respect of the above site.

The application has been submitted via the Planning Portal (Ref: PP-12685822) and comprises the following information:

- This cover letter;
- Completed application form for approval of details reserved by condition;
- Air Quality Assessment (Vanguardia) (December 2023).

Background

Planning permission (ref: 2021/3673/P) was granted by Camden Council on 15 June 2022 for the following description of development:

"Erection of a three storey infill extension at first floor to fourth floor levels, installation of fume extract and mechanical plant at roof level, installation of terrace at fifth floor level, erection of a front entrance canopy and associated external alterations".

The application was subject to 11 conditions. This application and the information provided seeks to fully discharge Condition 6 of the above application.

Submission of Details and Information for Condition 6

The wording of Condition 6 is, as follows:

'Prior to occupation, a revised air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority. The development shall be at least Air Quality Neutral and an air quality assessment for both buildings and transport shall be included in the report. The assessment shall assess the current baseline situation in the vicinity of the proposed development. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations. If required a scheme for air pollution design solutions or mitigation measures based on the findings of the report shall include mitigation for when air quality neutral transport and building assessments do not meet the benchmarks. The approved design or mitigation scheme shall be constructed and maintained in accordance with the approved details.'

This application seeks to fully discharge condition 6 through the submission of an update Air Quality Assessment prepared by Vanguardia. The report included an assessment of both the building and transport implications. As the scheme seeks to be supported by Air Source Heat Pumps ('ASHP'), there will be no NOx emissions. Additionally, the scheme is a 'car-free' development and therefore is considered to not produce emissions from transport.

The overall findings of the report suggest that the scheme would be considered 'air quality neutral' and therefore no mitigation measures are required in accordance with the condition. It is therefore considered that the information provided is sufficient to fully discharge Condition 6.

I trust you have all the relevant information to register, validate and discharge this condition as soon as possible. I would be grateful if you could acknowledge receipt of this application and contact either myself or in my absence, Emma Andrews, should you have any queries.

Yours sincerely

A handwritten signature in black ink that reads "Gabriella Dyche". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Gabriella Dyche
Assistant Planner