

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	27/03/2024
		N/A	<b>Consultation Expiry Date:</b>	31/01/2024
<b>Officer</b>			<b>Application Number(s)</b>	
Christopher Smith			2023/5468/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
88 & 100 Gray's Inn Road 127 Clerkenwell Road London WC1X 8AL			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Details of air quality monitoring required by condition 25 of planning permission 2022/4259/P dated 20/12/2023 for mixed-use office led development.				
<b>Recommendation(s):</b>	Refuse Approval of Details			
<b>Application Type:</b>	Approval of Details			
<b>Informatives:</b>	See decision notice			

## Consultations

<b>Adjoining Occupiers:</b>	N/A
<b>Summary of consultation responses:</b>	<p>Air Quality Officer comments:</p> <p><i>Is this request to discharge the air quality monitoring installation condition? If so, I approved the locations back in January (attached) but cannot see that we have received any data since then.</i></p> <p><i>After the locations were agreed and the monitors installed, the site should have started baseline air quality monitoring for a period of three months prior to the commencement of works onsite.</i></p> <p><i>If the monitors were only installed at the end of January, then the baseline data collection should remain ongoing for at least another three weeks – after which, we should be able to discharge this condition.</i></p> <p><i>(officer comments: see air quality section below)</i></p>

## Site Description

The location is predominantly mixed in nature. There are a variety of offices in the locality, in addition to ground floor retail and leisure. The Bourne Estate, constructed as a large Local Authority housing estate, is situated to the east of the site. The site is located in the Hatton Garden Conservation Area, the buildings on the site are not listed. This site is also located within Camden's Knowledge Quarter and London's Central Activities Zone (CAZ).

## Relevant History

2022/4259/P. Demolition of 100 Gray's Inn Road and 127 Clerkenwell Road and the erection of a mixed-use office led (Class E) development comprising a basement, ground plus eight storey building for flexible retail / restaurant / office uses at ground floor and basement (Class E), basement excavation, provision of roof terraces, external plant equipment and enclosures, servicing bay, waste storage, cycle parking, public realm works; partial demolition and extension of 88 Gray's Inn Road for use of the upper floors for housing (Class C3) and ground floor as offices (Class E) with associated external alterations and associated works. Granted permission on 20/12/2023.

## Relevant policies

### National Planning Policy Framework 2023

### The London Plan 2021

### Camden Local Plan 2017

A1 – Managing the impact of development

CC4 – Air Quality

## Assessment

### 1. Proposal

- 1.1 Condition 25 of planning permission 2022/4259/P requires details of air quality monitoring. Specifically, no development should take place until details of air quality monitors have been submitted to and approved by the Council, and further that prior to commencement of works these monitors shall then have been in place for at least three months.
- 1.2 The material considerations for this application are therefore as follows:
  - Air Quality

### 2. Air Quality

- 2.1. Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents.
- 2.2. Policy CC4 of the Local Plan states that the Council shall ensure the impact of development on poor air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough.
- 2.3. The Council's Air Quality Officer (AQO) has been consulted on this application. The AQO has deemed the locations of air quality monitoring installations to be suitable but has also noted that no data from these installations has been provided.

- 2.4. Baseline air quality monitoring for a period of at least three months is required prior to the implementation of the development (with the data from them being presented as evidence that they have been in place for the required period of time). The air quality monitoring information that has been provided is from mid-2023, and therefore cannot be from the agreed monitoring locations in the period immediately prior to the implementation of the development, given that the monitoring locations were only agreed in January 2024.
- 2.5. The AQO has subsequently confirmed that revised monitoring information must be provided, in an appropriate report format, once the appropriate data has been gathered from the monitors in the positions as agreed in January 2024. Until this information has been provided to the acceptance of the AQO the application cannot be granted and must instead be refused.

### **3. Recommendation**

- 3.1. The Council shall therefore refuse this application for approval of details for the following reasons:
- The submitted details are unacceptable due to the lack of appropriate monitoring data which fails to meet the requirements of Condition 25 of planning permission 2022/4259/P by not providing baseline air quality monitoring for a period of at least three months, and therefore the application is not in accordance with policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.