

Our ref: 2020-008

11 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WCH1 9JE

For the attention of Edward Hodgson

Dear Edward

FORMER BIRD IN HAND PUBLIC HOUSE – PLANNING CONDITIONS 6

Further to the granting for Planning Permission for the former Bird In Hand Public House development (Planning Application ref: 2022/3430/P) please find enclosed information for the discharge of Planning Conditions as detailed below:

Condition 6 - Ventilation - *Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler/ CHP stack or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.*

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

Please refer to the following drawing by Irvineering:

- IP23040-L-M-210-T2 – Ventilation Basement Level
- IP23040-L-M-211-T2 - Ventilation Ground Floor
- IP23040-L-M-212-T2 - Ventilation First Floor
- IP23040-L-M-213-T2 - Ventilation Second Floor
- IP23040-L-M-214-T2 - Ventilation Third Floor
- IP23040-L-M-215-T2 - Ventilation Fourth Floor

The application payment has been sent separately.

METASHAPE | ARCHITECTS

Should you have any queries please do not hesitate to contact me.

We look forward to hearing from you.

Yours sincerely



Ian Liptrot BA(Hons) MArch RIBA ARB

Director

For and on Behalf of Metashape Architects Limited

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cc. Peter Cunningham – KK4 LTD