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London Borough of Camden
Planning and Building Development
5 Pancras Square
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Our ref: NJB/MZH/U0018131

Your Ref: 2023/2245/P

10 July 2024

Dear Sir/Madam,

160-161 Drury Lane and 4-6 Parker Street, London, WC2B 5PN

Approval of details application to discharge condition 12 of Planning Permission ref. 2023/2245/P

We write on behalf of McAleer and Rushe Contracts Limited (the 'Applicant'), to enclose an application for the approval of details required by condition 15 attached to Planning Permission 2023/2245/P in relation to development at 160-161 Drury Lane and 4-6 Parker Street, London, WC2B 5PN.

Background

On 10 July 2024, Planning Permission 2023/2245/P was granted for:

"Demolition of existing fourth floor, replacement of fourth floor and erection of an additional storey to the building, ground floor alterations including new entrances, single storey extension to the rear, removal of existing external fire escape stair to the rear, reconfiguration of existing external plant equipment and introduction of additional plant at roof level, including associated works."

Condition discharge

Condition 15 states:

Construction Related Impacts Monitoring:-

Air quality monitoring should 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 will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

- b) a confirmation email should be sent to airquality@camden.gov.uk no later than one day after the monitors have been installed with photographic evidence in line with the approved details.*
- c) prior to commencement, a baseline monitoring report including evidence that the monitors have been in place and recording valid air quality data for at least 3 months prior to the proposed implementation date shall be submitted to the Local Planning Authority and approved in writing.*

The monitors shall be retained and maintained on site in the locations agreed with the local planning authority for the duration of the development works, monthly summary reports and automatic notification of any exceedances provided in accordance with the details thus approved. Any changes to the monitoring arrangements must be submitted to the Local Planning Authority and approved in writing.

As required by condition 15, full details of the air quality monitors alongside photographic evidence was agreed with Camden via email. The full details of the air quality monitors are detailed within the Environmental Monitoring document and should be read in conjunction with the Air Quality Assessment approved as part of the Permission. A copy of this has been submitted for ease of reference.

Three months of monitoring has been recorded and evidence provided within the submitted monthly reports.

Accordingly, all details have been provided to fully satisfy condition 15.

Application documentation

We hereby enclose the following documents to discharge condition 15:

- This covering letter;
- Environmental monitoring document;
- Air Quality Assessment with baseline details approved as part of Permission 2023/2245/P; and
- Three months of monitoring reports.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite application fee of £215 has also been paid accordingly.

We look forward to confirmation of the registration and validation of the application shortly. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours faithfully,



Gerald Eve LLP
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