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Development Management

Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Your reference PP-13278843
Direct line 07752467007
Email Matthew.oconnor1@jll.com

31st July 2024

Dear Sir/Madam,

TARACOVE LTD | 18 Stukeley Street, London, WC2B 5LR

APPLICATION TO DISCHARGE CONDITION 14 OF PLANNING PERMISSION 2021/5761/P

We write on behalf of the applicant, Taracove Ltd ('The Applicant') to submit an application to discharge condition 14 of planning permission dated 18th of January 2023 (Ref: 2021/5761/P).

This application contains the following documents which have been submitted online via the Planning Portal:

- Application fee of £215 (paid via Planning Portal);
- Discharge of condition application form;
- The following documents have been submitted as part of this discharge of condition application:
 - Kenetic_Installation_Commissioning;
 - Kinetic_MVHR_Opposite_Handling_Instructions;
 - Vent_Axia_Kenetic_User_Instructions; and
 - Maintenance instruction letter prepared by G Stark Ltd.
- The application is also accompanied by the following photographs:
 - Photographs of the installation of the NO2 filtration system - Photographs 1 – 6.

Condition 14

Condition 14 of permission 2021/5761/P reads as follows:

“Prior to occupation, evidence that an appropriate NO2 filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.



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Reason: To safeguard the amenities of the prospective occupiers, adjoining premises and the area generally in accordance with the requirements of policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.”

The Applicant has submitted the product manuals and photographic evidence of the NO2 filtration system (stock ref. 408167 Kinetic FH Right) installed in each relevant flat at 18 Stukeley Street. On page 17 of the 'Vent-Axis Kenetic User Instructions' document, a clear explanation of the process for periodic maintenance of the fan filters, unit & heat exchanger cell, motors, condensate drain, and fastenings has been provided. On page 18, an overview of the spare part numbers is provided alongside a description and the way to purchasing the relevant parts. Furthermore, on Page 43 of the 'Installation & Commissioning' document, the maintenance requirements are provided with a clear instruction on how filter and periodic maintenance should be carried out. These documents will be kept in each flat to ensure the occupiers understand the maintenance requirements and process. Therefore, we consider that all the relevant information has been provided to secure the long-term maintenance of this system.

Periodic maintenance will be carried out every six months, to ensure the continued operational efficiency and reliability of the NO2 filtration system. Further maintenance details are provided in the accompanying letter written by G Stark Ltd and will be shared with all residents upon their occupancy.

In view of the above and the enclosed, we trust that Condition 14 can now be discharged. I look forward to receiving confirmation that the information is acceptable to discharge the condition when the decision notice is issued. In the meantime, if you require information, please do not hesitate to contact Matthew O'Connor of these offices on 07752467007 or Blythe Dunk also of these offices on 07912 120627.

Yours faithfully,

Jones Lang LaSalle Ltd

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