

Application ref: 2023/2996/P
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Date: 27 September 2024

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Fuller Long Limited
The Granary
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land fronting Stephenson Way (to the rear of 222 Euston Road adjacent to 210 Euston Road)
London
NW1 2DA**

Proposal:

Details of Air Quality Monitoring required by condition 11 of planning permission 2018/2316/P dated 20/10/2020 for erection of a 7-storey building plus basement for student accommodation use fronting Stephenson Way (Sui Generis) including retention of vehicular easement.

Drawing Nos: MEM-3422120-AJ-20230928-Stephenson Way Air Quality Monitoring_v03 prepared by Hoare Lea dated 28 September 2023

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval

An Air Quality Monitoring technical note has been provided with details of the locations for two monitors. These details have been reviewed by the Council's Air Quality officer. Two EarthSense Zephyrs were deployed to record PM10 and PM2.5 concentrations, one of which is located on site and the other just outside of the site boundary. The equipment is supplied with power from connected solar panels to provide active sampling throughout the monitoring

period. The prevailing wind direction is south-westerly. As such, the monitors were positioned within the north east and south west corners of the site in the prevailing wind direction, to determine the dust that will be leaving the site.

Monitor 1 is located towards the north-east corner of the Site, on a lamppost on the adjacent footpath. The monitor on the lamppost has been located at 1.9 m height, which is the highest point at which the monitor can be affixed safely without interfering with signage associated with the lamppost, ensuring a free flow of air around the inlet. In line with manufacturers guidance, the solar panel has been positioned above the monitor to prevent interference with the air flow around the inlet (positioned at the bottom of the monitor).

Monitor 2 is located on the fence at the south of the site at a height of 3.2 m to be above the current fencing and away from the adjacent building to allow free flow of air around the inlet. Due to overshadowing of the solar panel a tree, which has been approved for removal, was removed.

Initial works started on site in October 2023. After this no further works were expected until February 2024. This gave sufficient time for a 3 month baseline to be established as required by the condition. During the monitoring period, the applicant's air quality consultant wrote to the Council advising that data capture for monitor 2 had been poor whereas data capture at monitor 1 has been consistently high until solar power became an issue in mid-November. This was restored with the addition of external batteries. Officers accepted that given the data coverage issues that have affected Monitor 2, it was acceptable for Monitor 1's data to be used to satisfy the baseline monitoring requirement. The applicant has undertaken to do a further 3 months of baseline monitoring prior to construction works re-commencing. The applicant has confirmed that the monitors would remain in the same locations but that Monitor 2 would be re-attached to the structure of the building once this is in place.

The submitted details demonstrate that the amenity of the adjoining premises and the area generally would be safeguarded in accordance with the Local Plan 2017.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies G1, D1, A1 and CC4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 & 4 (detailed drawings), 5 (brickwork), 8 (PV cells), 14 (verification report), 15 (mechanical ventilation), 16 (external plant), 18 (bird and bat boxes), and 19 (fire statement) of planning permission 2018/2316/P granted on 20 October 2020 are outstanding and require details to be submitted and approved.
- 3 The applicant is reminded that they have undertaken to provide 3 to 4 months of further baseline monitoring data to the Council's Air Quality team prior to

recommencement of construction and that the monitors needs to be retained on site in the approved locations for the duration of the development.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer