

Application ref: 2024/3340/P
Contact: Kristina Smith
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Date: 22 October 2024

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Mountford Pigott LLP
50 Kingston Road
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KT3 3LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Approval of Details Granted

Address:
Alpha House
Regis Road
London
NW5 3EW

Proposal:
Details pursuant to Condition 4a & b (location of dust monitors) of application ref: 2023/0093/P (granted under appeal ref. APP/X5210/W/24/3337347) for Demolition of the existing building and the construction of a self-storage facility (Use Class B8) and flexible office space (Use Class E(g)(i)), together with vehicle and cycle parking and landscaping. Drawing Nos: Dust monitoring strategy (prepared by RPS, dated 07/08/2024)

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

Informative(s):

1 Reasons for granting

The applicant has submitted an air quality dust monitoring strategy which has been reviewed by the Council's Air Quality officer. Photos of the installed monitors have also been provided.

The AQ officer has requested that, in addition hourly-average trigger level of 190ug/m3, a 15-minute average trigger level is set at 250ug/m3. This is to allow for more proactive responses from the onsite staff to air pollution episodes, reducing the impact on ambient air quality and the local community. The applicant has confirmed in writing that this is agreeable. As such, parts a.) and b.) can be discharged and the three month baseline monitoring period (as per part c.) of condition 4) may commence.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are in general accordance with policy CC4 of the Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer