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Camden Council
Planning - Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

Submitted via Planning Portal ref. PP-13585981

Dear Sir/Madam,

5-17 Haverstock Hill, London, NW3 2BP Planning Application for the Approval of Details Reserved by Condition 19 of Planning Permission 2016/3975/P

On behalf of our Client, OD Camden Hotel Ltd, please find enclosed an application for the approval of details reserved by Condition 19 of planning permission ref. 2016/3975/P.

This application has been submitted via the Planning Portal, ref. PP-13585981, with the prerequisite application fee paid.

Background

Full planning permission 2016/3975/P was granted on 02 October 2018 for the following development:

Demolition of existing building and erection of a part-six, part-seven storey development comprising 77 residential units (8 x studio, 18 x 1-Bed, 32 x 2-Bed and 19 x 3-Bed units) (Use Class C3) and retail (Use Class A1-A5) use at ground floor with associated cycle parking, amenity space, refuse and recycling store and associated works.

As confirmed by Lawful Development Certificate ref. 2021/3268/P granted on 03 March 2022, our Client has implemented the above permission.

We seek to discharge Condition 19 of planning permission ref. 2016/3975/P.

Condition 19

Condition 19 states:

Details of mechanical ventilation

Prior to commencement of development (excluding demolition and site preparation works) on site, full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and

approved by the local planning authority in writing. Air inlet locations should be located away from roads and the boiler/ CHP stack to protect internal air quality.

Reason: To protect the amenity of residents in accordance with DP26, London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

To address the requirements of the condition the following documents have been submitted in support of this application:

- Ventilation Intent Statement, prepared by Quinn Ross
- Proposed Mechanical Ventilation Plan, prepared by Piper Whitlock and Quinn Ross [included within Ventilation Intent Statement]

Please note the elevational location of vents are detailed within approved elevations agreed via non material amendment 2023/2803/P – consented 27 October 2023.

This application has been submitted online via the Planning Portal, ref. PP-13585981, with the prerequisite fee paid.

If you have any queries regarding this application, please do not hesitate to contact me. We look forward to receiving acknowledgement of this application.

Yours sincerely,



Ciaran Gunning
Assistant Planner
CBRE Ltd | Planning