

Application ref: 2025/0108/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: [Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)  
Date: 20 January 2025

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mountford Pigott LLP  
50  
Kingston Road  
New Malden  
KT3 3LZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Alpha House**  
**Regis Road**  
**London**  
**Camden**  
**NW5 3EW**

Proposal:

Details pursuant to condition 4c (air quality baseline monitoring) 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: Baseline Monitoring Report prepared by RPS (Dated 02/01/2025)

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

Informative(s):

#### 1 Reasons for granting-

Following the discharge of parts a and b of condition 4 (ref. applicant has submitted an air quality baseline monitoring report spanning a 3 month period which has been reviewed by the Council's Air Quality officer. The officer finds it acceptable and recommends the condition is now fully discharged.

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.

- 2 You are reminded that conditions 6, 7, 8, 10, 11, 12 and 15 of planning permission ref. 2023/0093/P (granted under appeal ref. APP/X5210/W/24/3337347) are outstanding and require details to be submitted and approved.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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