

Application ref: 2023/5428/P
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Date: 23 January 2025

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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
85 Gray's Inn Road
London
WC1X 8TX

Proposal: Details of air quality required by condition 6 (air quality assessment) of planning permission 2021/3673/P dated 15/06/2022 (for the erection of a three storey infill extension at first floor to fourth floor levels, installation of fume extract and mechanical plant at roof level, installation of terrace at fifth floor level, erection of a front entrance canopy and associated external alterations.)

Drawing Nos: Cover Letter (Savills, 19 December 2023); Air Quality Technical Note (Vanguardia, 15 June 2022); Air Quality Assessment (Vanguardia, November 2024); 27709-INT-00-R1-DR-Z-0100 Rev P01.

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

Informative(s):

- 1 Condition 6 requires a revised air quality assessment (AQA) report to be submitted to, and approved by, the Local Planning Authority prior to occupation. This assessment is required to include an air quality neutral assessment, details of the flue stack for the fume cupboards, an assessment of the current baseline situation in the vicinity of the proposed development, and where appropriate, a scheme for air pollution design solutions or mitigation

measures.

The Applicant submitted an updated Air Quality Assessment (prepared by Vanguardia, dated November 2024). This has been reviewed by Council's Air Quality Officer who confirmed that the AQA provides sufficient details to satisfy the requirements of Condition 6 and as such the condition can be discharged.

The full impact of the proposed development has already been assessed under the original permission.

On this basis, the submitted details are sufficient to safeguard the amenities of surrounding residents and are in general accordance with policy CC4 of the London Borough of Camden Local Plan 2017 and Policy SI1 of the London Plan 2021.

- 2 You are reminded that condition 7 (Emergency Diesel/oil Generator Plant) of planning permission reference 2021/3673/P granted 15/06/2022 is outstanding and requires 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



Daniel Pope
Chief Planning Officer