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Your Ref 2010/4721/P
Planning Portal **PP-02297527**

Development Management
Planning Service
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

14 November 2012

For the attention of Mr Neil McDonald

Dear Sir

PLANNING PERMISSION 2010/4721/P DISCHARGE OF CONDITION 20

DEVELOPMENT TO PROVIDE A BIOMEDICAL RESEARCH CENTRE INCLUDING LABORATORY AND RESEARCH SPACE, LECTURING AND TEACHING SPACE, EXHIBITION SPACE AND A COMMUNITY FACILITY; A NEW PEDESTRIAN ROUTE ETC

In accordance with the requirements of the planning consent issued in respect to planning reference 2010/4721/P, and following discussions with the Council's Sustainability Officer, we are pleased to enclose details pursuant to Condition 20 relating to the provision of the Air Quality Monitoring Station.

For your assistance this submission has been submitted on-line via the Planning Portal and the relevant submission fee of £85.00 will be forwarded to the Council forthwith.

Condition 20

"Prior to operation of the development an air quality monitoring station which automatically measures fine particle concentrations (PM10/PM2.5) and nitrogen dioxide (NO2) shall be installed on the site in accordance with details of location and full specification that shall have first been submitted to and approved by the local planning authority. Particulate measurements shall be undertaken using TEOM-FDMS instrumentation. The equipment shall be visited not less than every 4 weeks for site operation tests and filter changes and serviced every six months or as specified by the manufacturer. The monitoring data shall be provided to the

Council and/or the Council's chosen data management company to be integrated into the London Air Quality Network and the Council's air quality website. The air quality monitoring station shall thereafter be permanently retained and maintained unless otherwise approved in writing by the local planning authority.

Reason: In order to ensure that the proposals make adequate provision to assist the Council in improving air quality and offsetting its own impacts on air quality in accordance with the objectives of policy CS16 of the London Borough of Camden Local Development Framework Core Strategy and DP32 of the London Borough of Camden Local Development Framework Development Policies."

In discussions with the Council's Sustainability Officers, it has been established that as a result of the passage of time circumstances within the immediate area of the application site have changed and the Council has installed a Nitrogen Dioxide monitoring facility immediately to the south of the site adjoining the Euston Road. As a consequence it is the Council's view that the provision of a second station in such close proximity would serve no useful purpose. However, the new Euston Road monitoring station only provides monitoring using one limited system and this could be greatly enhanced by the inclusion of an FDMS machine to monitor PM10 and PM2.5.

The equipment proposed comprises new technology and would provide a considerable enhancement to the Council's current monitoring activities. In discussions between my client and the Council's Sustainability team, a quotation has been provided by King's College London to provide the relevant housing facility, supply the relevant monitoring systems, running and maintenance costs. Following consideration of this, my client recognises the additional benefits that would arise through this proposal and agrees with the Council that this would be a beneficial strategy to adopt in respect to the requirements of Condition 20.

Accordingly, this submission is accompanied by:

- The formal request from the Council proposing the alternative approach to the provision of the Air Monitoring station dated 10 September 2012;
- The accompanying quotation provided by King's College London which includes the requirements for monitoring etc;
- Our letter of the 21st September 2012 confirming agreement to the proposal set out in the King's College London quotation, in full;
- The completed application; and,
- A cheque for £85 to cover the relevant application fee.

Having regard to the provisions of the condition and its associated discharge, I am aware that my colleague Paul Willmott had an email exchange and discussion with Neil McDonald during which it was agreed that whilst the condition indicates that the Air Monitoring station should be provided on site, it also indicates that the location must be agreed with the Council. In these

circumstances, it is the Council who are directing the location for the facility. Accordingly the variation to the location would constitute a non-material change given the circumstances and reasons for the condition in the first instance and as, secondly, the details submitted result in compliance with the wider intent. The details submitted also confirm that the equipment will be connected to the data management company that will be specified by the Council and that after 5-years responsibility for the station will pass to the Council. After 5-years the retention and maintenance of the air quality monitoring station will be the responsibility of the Council in accordance with the agreement reached between my Council and my client. In accordance with the provisions of Condition 20, the local planning authority is also asked to confirm this arrangement in writing.

You will note from the attached quotation from King's College London that the Council's current monitoring arrangement with the College expires on the 31st March 2013. We are aware that the Council would like to place the associated contract for the procurement, delivery and ongoing monitoring and maintenance arrangements before January 2013, in order to ensure delivery and commissioning before 1 April 2013. We have agreed with Sustainability Officers that the way forward would be to issue an invoice for the full cost of the King's College quotation on issue of the decision notice to this submission and we would therefore recommend that the decision notice reflects this requirement.

We trust you will find the attached to be in order and look forward to receipt of the relevant notice confirming discharge of this specific condition in due course. However, should you require any further information or clarification on any of the details submitted then please do not hesitate to contact Paul Willmott (020 7182 2779) or the undersigned.

Yours faithfully

AMY LEE
ASSISTANT PLANNER

Copy to: Poppy Lyle, Senior Sustainability Officer, Camden Council, Town Hall, Argyle Street, London WC1H 8ND