

Mr Darren Jolley
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South Building
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Application Ref: **2015/4897/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

22 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Site at 264-270 Finchley Road
London
NW3 7AA

Proposal:
Details of the proposed mechanical ventilation system inlet location and details of any proposed filtration system) required by condition 10 of planning permission 2014/3327/P dated 31/03/2015 (for the erection of a 4 storey dwellinghouse plus basement).

Drawing Nos:
A(00)00, 1562-SK-M-01RevP, Air Quality Assessment report dated August 2015 by Aether, Constant Pressure Variable Volume Inline Dampers details by Nuaire Group and Summary Fan data sheet by Nuaire Group.

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

Informative(s):

- 1 Reason for granting.

An air quality assessment has been undertaken for a proposed development at 264 - 270 Finchley Road, Camden. The London Borough of Camden has declared the whole borough as an Air Quality Management Area due to exceedances of the



annual mean NO2 objective and the daily mean PM10 objective. The proposed development therefore lies within an AQMA.

A report outlining the proposed mechanical ventilation system inlet location and details of any proposed filtration system was submitted.

The mechanical ventilation inlet would be at roof level and will serve all dwellings on the lower floors.

The modelling undertaken demonstrates that the air at the point of the proposed inlet will be below the National Air Quality Objective and below the EU limit values for Nitrogen Dioxide (NO2) levels at roof level. This shows that the developer commits to ensure a procedure is in place for essential regular and ongoing maintenance of the Mechanical Ventilation System and changing of filters during the in use phase.

As such, the proposal is in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The applicant is advised that the following conditions associated with planning permission 2014/3327/P dated 31/03/2015 require the submission of further details: 3 (samples) and 8 (piling)(if applicable).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment