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LONDON
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Application Ref: **2017/4570/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

31 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**16-20 Red Lion Street
LONDON
WC1R 4PQ**

Proposal:

Details of air quality monitoring (condition 8) pursuant to planning permission (ref: 2016/5571/P) dated 15/5/17 for roof extension for the creation of a 6th floor, creation of terraces, extension to rear, alterations to front and rear facades and fenestrations, erection of a canopy for new cycle parking area.

Drawing Nos: Turnkey data sheet and Osiris equipment monitoring strategy XCO2 via letter from Sarah Davis dated 18 October 2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):



- 1 The condition above required air quality monitoring shall be implemented on site. The details of particulate air quality monitors have been submitted. The detailed report includes the location, number and specification of the monitor. It is proposed that OSIRIS environmental monitor will be used and can be supplied with AirQ . AirQ is designed to collect, manage and display data. The rear of the site is bound by the Three Cups Yard residential development, which is considered particularly sensitive to dust impacts from the site since the major dust generating activities will be associated with the construction of the rear extension. It is proposed that baseline monitoring of particulate concentrations (as PM10) will be undertaken at one location on-site prior to the commencement of dust generating activities. The Osiris monitor would be installed at the rear site boundary, in close proximity to Three Cups Yard. The information has been assessed by the council's air quality officer and considered that this is acceptable, who also mentioned that due to site constraints and size, that one minor is reasonable and sufficient rather than the standard 2. The details submitted have been assessed by the Council in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 8 and the details are in general accordance with former policies CS5 (Managing the impact of growth and development) and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan 2017.

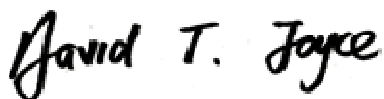
2. You are reminded that the following pre-commencement t/occupation conditions of the above parent permission are still required to be discharged; 3 (Detailed drawings), 10 (Green roof), 11 (PV panels), 12 (Noise levels), 13 (Noise emission) and 14 (cycle spaces).

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.

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

You can find advice about your rights of appeal at:

Yours faithfully



David Joyce
Director of Regeneration and Planning