

Application ref: 2017/6815/P
Contact: Rob Tulloch
Tel: 020 7974 2516
Date: 15 May 2018

Development Management
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
182-184 High Holborn
LONDON
WC1V 7AP

Proposal:
Details pursuant to condition 9 (details of mechanical ventilation) of planning permission (ref 2016/5141/P) granted on 22/03/2017 for "Remodelling, refurbishment and extension of existing office building including formation of private terraces, rooftop plant, new entrances and all other enabling works in connection with the use of the building as offices (Class B1) with retail/office uses (Classes A1/B1) and flexible B1/A1/A3 floorspace at ground level."

Drawing Nos: Cover letter from Gerald Eve dated 8th December 2017, Ventilation Reprt by Sweco ref 117366/KLA/161115 Rev 01; 117366/M; 1602-SP-01-DR-A-C-25-MF-01-01-C_1; 1602-SP-01-DR-A-C-25-MF-01-04-C_1

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

Informative(s):

- 1 Reason for granting approval-

The applicant has provided details of the mechanical ventilation including air inlet locations for the office and retails uses.

The ventilation strategy for offices draws fresh air in through louvres on the roof of the building, to supply the air handling units on each office floor. The extract air is drawn through the air handling unit on each floors, and exhausts through a louvre in the facade of the building on the same floor. CO2 sensors are located within the office spaces to control minimum fresh air ventilation rates, and so ensure a high internal air quality

Where possible, air inlet locations have been located away from roads and boiler stacks to protect internal air quality. The office ventilation achieves this requirement. However, this was not possible for the retail units, so filters will be used to protect internal air quality.

The details have been reviewed by an Environmental Health officers who considers them to be acceptable. As such, condition 9 can be discharged.

One comment was receive3d from the Covent Garden Community Association has been addressed in the consultation summary.

As such, the proposal complies with policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

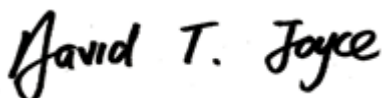
- 2 You are advised that condition 10 (air quality assessment) of planning permission granted on 22/03/2017 (reference 2016/5141/P) is outstanding and currently being assessed.

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



David Joyce
Director of Regeneration and Planning