

Application ref: 2018/3989/P
Contact: Elaine Quigley
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Date: 19 November 2018

Development Management
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Forward Planning and Development Ltd
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29 Banbury Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**150 Holborn
London
EC1N 2NS**

Proposal:

Details of tree protection measures and of air quality monitors required by conditions 13 and 30 of planning permission ref 2016/2094/P granted on 25th June 2018 (for redevelopment for a mixed use development of commercial, residential and retail floorspace).

Drawing Nos: Covering letter from Forward Planning and Development dated 16 August 2018 (ref FW/137); Demolition Environmental Management Plan produced by John F Hunt dated 18/07/2018; Environmental Monitoring Plan _Rev01 (150 Holborn); Air Quality Monitoring Results from 06/08/2018 to 06/11/2018 produced by John F Hunt; Email from Richard Strong of John F Hunt dated 13/11/2018.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission-

Condition 13 requires tree protection measures to be installed in line with the details that were included in the arboricultural report and the tree protection plan that were approved as part of the original permission. Although no details

are required to be submitted, the applicant has confirmed that the protection to 2 trees on Grays Inn Road will be carried out prior to works commencing onsite, in accordance with the approved documents. The tree officer has reviewed the information and confirmed that this acceptable.

Condition 30 requires details of the air quality monitors to be approved by the local planning authority before installation. The applicant has submitted an environmental management plan accompanied by an environmental monitoring plan showing the locations of two Pm10 dust monitors on the site boundary. The scheme's demolition/construction has been assessed as medium risk. The applicants have confirmed that the main works contractor will retain the monitoring locations throughout phase 2 and phase 3 works (demolition below ground and construction). Following requests for further information, the applicant has submitted 3 months PM10 monitoring baseline data that has been obtained from 06/08/2018 to 06/11/2018. They have confirmed that air monitors will be positioned (and may need to be moved during the course of demolition to avoid obstruction) in order to capture dust-generating activities to best measure exposure at key nearby receptors. The Sustainability Officer has reviewed the information and confirmed that it is sufficient to safeguard the amenities of the adjoining premises and the area generally.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies A1, A2, A3, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (drawings and samples as appropriate), 5 (hard and soft landscaping), 10 (gates), 16 (waste storage), 18 (water use), 22b (remediation measures), 23 and 24 (sound insulation), 25 (plant equipment details), 26 (biodiversity enhancement features), 27 (lighting scheme), 28 (PV panels), 29 (green roof), 31 (mechanical ventilation system), 32b and 33 (SuDS implementation), 34 (piling method statement), 35 (screenings, obscure glazing), 37b (post investigation WSI), 38 (food and drink use extract ventilation) and 44 (electric vehicle charging point) of planning permission 2016/2094/P granted on 25th June 2018 are outstanding and require details to be submitted and approved.
- 3 Details have been received in respect of condition 19 (housing M4) and are currently under assessment.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning