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CHARTERED SURVEYORS

[REDACTED]

25 March 2019

Charlotte Meynell
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND



BY PLANNING PORTAL
REF: PP-07593005

Dear Ms Meynell

44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – APPROVAL OF DETAILS PURSUANT TO CONDITION 22 ATTACHED TO PLANNING PERMISSION REF: 2015/1243/P

On behalf of our Client, Victoria Square Property Company Ltd (“the Applicant”), please find enclosed an application (“the Application”) for the approval of details pursuant to Condition 22 (Air Quality) attached to planning permission ref. 2015/1243/P, which was approved by the London Borough of Camden on 30 November 2015.

This Application is submitted via the Planning Portal, ref. PP-07593005.

Background

Planning permission was granted on 30 November 2015, under reference 2015/1243/P, for the:

“Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.”

A number of applications for non-material amendment amendments to planning permission ref: 2015/1243/P have since been approved; namely application ref: 2016/1564/P on 26 August 2016, application ref: 2016/5890/P on 9 May 2017 and application ref: 2016/7074/P on 19 July 2017. A Deed of Variation to the S106 Legal Agreement pursuant to planning permission ref: 2015/1243/P was secured under the 26 August 2016 consent.

A further non material amendment application was submitted to the London Borough of Camden on 13 February 2019 (ref: 2019/0882), which is currently awaiting validation.



Condition 22

This Application seeks to discharge Condition 22 attached to permission reference 2015/1243/P, which states:

"Prior to occupation of the development, a revised air quality assessment taking into consideration emissions from the railway line, and outlining any necessary mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details."

On 27 November 2018, the project Air Quality Consultant (Sarah Davison, XCO2) wrote to the London Borough of Camden's sustainability team seeking clarification of the information required under Condition 22. On 18 January 2019, the Council's Sustainability Officer (Katherine Frost) confirmed that the Council is satisfied with the current modelling on the basis that the MVHR is installed with PM2.5 filters and, instead, requested that details of the proposed MVHR, including inlet locations and maintenance details, are submitted for consideration. A copy of the email correspondence confirming this position is submitted as part of this Application.

In accordance with the above, the following information is submitted to enable the discharge of this condition:

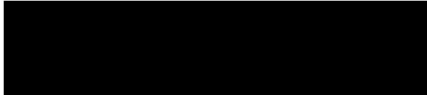
- MWL Ventilation drawings (see below), indicating MVHR intake air inlet positions;
 - 2436-57-0B-01 Rev C3;
 - 2436-57-0B-02 Rev C3;
 - 2436-57-0G-01 Rev C6;
 - 2436-57-0G-02 Rev C3;
 - 2436-57-01-01 Rev C6;
 - 2436-57-01-02 Rev C3;
 - 2436-57-02-01 Rev C6;
 - 2436-57-02-02 Rev C3;
 - 2436-57-03-01 Rev C6;
 - 2436-57-03-02 Rev C2;
 - 2436-57-04-01 Rev C6;
 - 2436-57-04-02 Rev C1;
 - 2436-57-05-01 Rev C4;
 - 2436-57-0R-01 Rev C1;
- MVHR technical data sheet; and
- MVHR maintenance guidance.

This submission also comprises the requisite completed application form. The application fee of [REDACTED] has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No. 2920) and payment has been made online.

We trust the enclosed is sufficient to enable the discharge of Condition 22 attached to permission reference 2015/1243/P. However, if you require anything further, please do not hesitate to contact Harriet Humphrey



Yours Faithfully



MONTAGU EVANS LLP

Enc.