

Application ref: 2019/1727/P
Contact: Josh Lawlor
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Date: 15 August 2019

Development Management
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Montagu Evans
5 Bolton Street
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W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**44-44A Gloucester Avenue
London
NW1 8JD**

Proposal:

Details for condition 22 (Air Quality Assessment) on planning permission ref 2015/1243/P dated 30/11/15 (for demolition of existing buildings to provide a new ground plus 5 upper storey building along the northwest 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, car parking and landscaping).

Drawing Nos: 2436-57-0B-01 Rev C3, 2436-57-0B-02 Rev C3, 2436-57-0G-01 Rev C6, 2436-57-0G-01 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, MVHR maintenance guidance, MQ3365 Maintenance doc Gloucester Avenue block B, C, D Commercial, MQ3365 Maintenance doc Gloucester Avenue block D Residential, MQ3365 Maintenance doc Gloucester Avenue block C residential, MQ3365 Maintenance doc Gloucester Avenue block B residential

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

Informative(s):

1 Reason for granting approval:

The Council's Air Quality Officer is satisfied with the modelling used for the air quality assessment submitted for the parent application, provided that the MVHR at block B is installed with PM2.5 filters. Further details have been provided of the proposed MVHR, including inlet location and maintenance programme. The details demonstrate that MVHR inlets are not located in close proximity to boiler flues or located adjacent to the road side. A 'Planned Maintenance Agreement' for the maintenance of the condenser units within each block has been provided. All units have been installed in accordance with specifications which meet Council requirements.

Thus the submitted details are considered acceptable and will maintain local amenities. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the amenity of neighbours or future occupants.

As such, the proposed development is in general accordance with requirements of policy DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that details submitted for conditions 3d (photovoltaic panels), 13 (implementation of sustainable drainage system) and 16 (refuse and cycle stores), relating to planning permission 2015/1243/P dated 30/11/2015, are currently under consideration.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer