

Mr R McManus
Turley
8th Floor, Lacon House
84 Theobald's Road
London
WC1X 8NL

Application Ref: **2019/3880/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

24 September 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Cambridge House
373 - 375 Euston Road
London
NW1 3AR

Proposal: Removal of conditions 18 (details of Air Source Heat Pumps) and 22 (details of NO2 scrubbing system) attached to planning permission ref 2017/7079/P dated 13/02/2019 for: Change of use from offices and car showroom to education use, including refurbishment of the existing building, a two storey extension to create a lecture theatre and classroom, lowering of the existing basement and creation of a terrace.

Drawing Nos: Cover letter dated 25 July 2019; Ventilation Schematic Drawing (drawing no. 200 Rev T1); Air Quality - Ventilation Strategy dated July 2019.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission ref 2017/7079/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:



Existing Drawings: (672-PPA-00-)00-DR-A-20100; 00-DR-A-20101; B0-DR-A-20200; 00-DR-A-20201; 01-DR-A-20202; 02-DR-A-20203; 03-DR-A-20204; 04-DR-A-20205; ZZ-DR-A-20300; ZZ-DR-A-20301; ZZ-DR-A-20400 and ZZ-DR-A-20401 (all Rev P01).

Proposed Drawings: (672-PPA-00-)00-B0-DR-A-20210 Rev A; 00-DR-A-20211 Rev P01; 01-DR-A-20212 Rev P01; 02-DR-A-20213 Rev P01; 03-DR-A-20214 Rev P01; 04-DR-A-20215 Rev P02; 05-DR-A-20216 Rev P02; 06-DR-A-20217 Rev P02; ZZ-DR-A-20302 Rev P01; ZZ-DR-A-20303 Rev P01; ZZ-DR-A-20402 Rev P01; ZZ-DR-A-20403 Rev P01; ZZ-DR-A-20404 Rev P02; ZZ-DR-A-20405 Rev P02; ZZ-DR-A-20406 Rev P02; ZZ-DR-A-20407 Rev P02; ZZ-DR-A-20408 Rev P01; ZZ-DR-A-20409 Rev P01; ZZ-DR-A-20451 Rev P01; ZZ-DR-A-20452 Rev P01; ZZ-DR-A-20453 Rev P01 and ZZ-DR-A-20454 Rev P01.

Supporting Documents: Planning Statement; Air Quality Assessment; Construction Management Plan; Daylight, Sunlight Report; Design and Access Statement; Sustainability Strategy and Energy Statement; Site Waste Management Plan; Noise and Vibration Report; Transport Assessment; BREEAM Pre-assessment; Framework Travel Plan; Basement Impact Assessment and Design and Access Statement. Ventilation Schematic Drawing (drawing no. 200 Rev T1); Air Quality - Ventilation Strategy dated July 2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for approval-

The original permission (2017/7079/P dated 13/02/2019) requires details of Air Source Heat Pumps (condition 18) and NO₂ scrubbing system (condition 22). The reason for the conditions was to ensure the development provides adequate on-site renewable energy facilities (in the case of condition 18) and to protect the amenity of future occupiers (condition 22).

Condition 18 - An Air Source Heat Pump did not comprise part of the proposed or consented energy strategy and the applicant has provided evidence that is not required to meet the consented CO₂ reductions. The originally submitted sustainability statement (Sustainability Strategy and Energy Statement Rev3 15/12/2017 by Skelly and Couch) has been checked and it is confirmed that Air Source Heat Pumps were not part of the proposed Energy Strategy. As such the removal of this condition is acceptable and it would not materially alter the scheme nor its contribution towards on-site renewables.

Condition 22 - The provision of NO₂ scrubbers was included as part of the original scheme as there was no information regarding how the building would receive air. The condition was therefore added in case low-level intakes were required, meaning that air protection measures would have to be incorporated. Following discussions with the design team, the applicant has confirmed that in this case the

air intake would be located at roof level to the rear of the building fronting Cleveland Street. A further Air Quality Assessment was undertaken to ascertain the quality of air at the height and location where air will be pulled into the building. The modelling results show that NO₂ is below the relevant objectives on all facades. The air would not be drawn in from the Euston Road street frontage. No further air quality mitigation, such as the use of NO_x filtration, is therefore required. As such the removal of this condition is acceptable and it would not materially alter the scheme as users of the building would have their amenities protected.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2017/7079/P dated 13/02/2019. In the context of the permitted scheme, it is considered that this amendment would not have any material effect on the approved development in terms of sustainability and neighbour impact. It is considered that the removal of superfluous conditions can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the removal of conditions 18 and 22 of the substantive permission granted on 13/02/2019 under reference number 2017/7079/P. The approval is bound by all the conditions and the legal agreement attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.