

**Diver, John**

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**From:** [REDACTED]  
**Sent:** [REDACTED]  
**To:** Diver, John  
**Subject:** 387 Kentish Town Rd - cond4 Mech ventn - AQ

Hi John

**Condition 4** Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system, including air inlet locations and sealed windows, shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level and the rear façade as possible, to protect internal air quality. Details of suitable measures to provide adequate purge ventilation in respect of indoor air quality should be included for the spaces with sealed windows. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with the requirements of policy CC4 of the London Borough of Camden Local Plan 2017 and policy 7.14 of the London Plan 2016.

Comments

I note the “trickle vents in window for fresh air on the drawings”. Some of these appear to be facing the main road.

**Issue 1** The approved AQ Assessment\* clearly recommended a mechanical ventilation system with air filtration, and sealed windows. The submission for discharge of this condition appears to indicate natural ventilation, no filtration and no sealed windows. \*See ‘Appendix D: Operational Mitigation Measures’:

It is recommended that the first and second floor residential units, where annual mean NO<sub>2</sub> concentrations are forecast to exceed the annual mean NO<sub>2</sub> objective, are mechanically ventilated with hermetically sealed windows.

The mechanical ventilation should include a suitable filtration system, which will filter the air to a standard that is compliant with the NO<sub>2</sub> annual mean objective. It is advised that the air intake is located in an area of better air quality, towards the rear façade of the proposed development away from the busy road and as high as possible.

In the case of small residential developments in areas of elevated air pollution, the IAQM planning guidance recommends the design of the development should be reviewed and ventilation arrangements made where necessary.

**Issue 2** The condition clearly states that intakes should be on or near the roof and away from source of pollution such as the main road. This has not been observed.

**Recommendation: Objection.** The applicant should revise plans to incorporate all the measures recommended in its AQ Assessment and designed in such a way as to meet the above condition requirements.

Thanks,  
Gabriel

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