

Application ref: 2019/6364/P
Contact: Rachel English
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Date: 20 March 2020

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WYG
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
156 West End Lane
London
NW6 1UF

Proposal: Details of air quality and CHP required by conditions 21, 22 and 23 (partial discharge) of planning permission 2015/6455/P dated 23/06/2017 (for the Comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3), 763sqm of flexible non-residential use (Class A-A3, D1, D2), 1093sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys.)

Drawing Nos: Combined Heat and Power (CHP) – Proposed details, NO2 emissions and stack details prepared by Silver revision 02,. Construction Dust Monitoring Plan dated 28.11.2019, Air Quality Monitoring Locations 2.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for granting approval:

Condition 21 seeks full details of the proposed combined heat and power unit (CHP) plant air quality and CHP and confirmation that the plant will comply with the Mayor's emission standards and details of any necessary NO2 abatement mechanisms. The proposed CHP units: 2No. "SAV XRG120 units will produce

39kWt thermal (each). The emissions produced from these units is less than that stated in Mayor's Sustainable Design and Construction SPG. This is considered to be appropriate and satisfactory details to discharge the condition.

Condition 22 requires full details of the CHP stack and its height relative to the mechanical ventilation air inlet locations. The CHP units will be located in the lower ground floor of the east building. and the flues (stacks) associated with these units will discharge at roof level. The flues will discharge between 1.5m and 2.5m above roof level (depending on a detailed flue design by a flue specialist) There are no air inlets located on the roof, eliminating the risk of the flue gasses contaminating any ventilation intakes and they will be located away from roads. Sufficient details have been submitted to discharge this condition.

Condition 23 requires full details of air quality monitors. The details submitted demonstrate that the monitors are Mcerts approved. Details also demonstrate the locations, number and specification of the air quality monitors. Following Officer advice, the locations of the monitors have been revised so they are located at opposite sides of the site in line with the prevailing wind. The second part of the condition requires 3 months minimum baseline monitoring which has not yet been carried out as such this condition is partially discharged.

The details are in accordance with the requirements of policies CS5, CS7 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 3 (proposed slab levels), 4 (brickwork samples), 5 (materials details), 7 (details of boundary treatments), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (3) and (2)), 11 (lighting strategy), 13 (details of living roofs), 14 (details of bird and bat boxes), 15 (details of hard and soft landscaping), 17 (piling method statement), 18 (impact studies of the existing water supply), 23 partial discharge (evidence of air quality monitoring), 24 (evidence of water use), 25 (details of PV panels), 26b (details of contamination remediation measures), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 35 (building vibration details), 36 (details of enhanced sound insulation), 37 (sound insulation details), 38 (CHP noise assessment), 39 (odour mitigation details), 44 (cycle parking details), 45 (details of electric vehicle charging) of planning permission 2015/6455/P granted on 23rd June 2017 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer