

Application ref: 2020/1471/P
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Date: 25 June 2020

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Gibberd Limited
Frederick Gibberd Partnership
117-121 Curtain Road
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

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

Proposal: Details of the mechanical ventilation system required by condition 21 (mechanical ventilation) of planning permission ref 2017/7079/P dated 13/02/2019 for: Change of use from offices and car showroom to education uses (Class D1) and associated works (including refurbishment, a two storey extension, lowering of basement and creation of a terrace)

Drawing Nos: 19-011-M-57-99-001 Rev C3; 19-011-M-57-00-001 Rev C3; 19-011-M-57-01-001 Rev C3; 19-011-M-57-02-001 Rev C3; 19-011-M-57-03-001 Rev C3; 19-011-M-57-04-001 Rev C3; 19-011-M-50-05-001 Rev C1; 19-011-M-57-05M-001 Rev C3; G0642-GIB-00-06-PL-A-1008 Rev C04; Exhaust Emissions Data Sheet; Email from Kevin Morris dated 17/06/2020.

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

Informative(s):

- 1 Reasons for approving the details

Details of the mechanical ventilation system including air inlet locations have

been submitted for discharge. The condition asks for all air inlet locations to be located away from busy roads (i.e. Euston Road) and any boiler stacks and to be as close to roof level as possible. The details show that all the inlets would be at roof level and mainly to the rear of the building away from Euston Road. It is therefore considered that the details would sufficiently protect the amenity of future users of the building.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy CC4 of the London Borough of Camden Local Plan 2017 and London Plan policy 7.14.

- 2 You are reminded that conditions 3 (details and materials), 8 (cycle parking), 16 (PV), 17 (Sound insulation), 20 (green roof) and 24 (SUDS) of planning permission 2017/7079/P dated 13/02/2019 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



Daniel Pope
Director of Economy, Regeneration and Investment