

Application ref: 2020/0906/P
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Space House
1 Kemble Street & 43-59 Kingsway
London
WC2B 4TS

Proposal:

Air quality assessment required by condition 16 of planning permission ref: 2019/2773/P dated 26/11/2019 for the change of use of Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis); removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; and associated works (summary).

Drawing Nos: Air Quality Assessment Report Issue 05 dated 3 July 2020, ref: 25738-RP-SU-001.

Informative(s):

1 Reason for granting permission

A detailed Air Quality Assessment Report has been submitted to discharge condition 16. The report presents the findings of the assessment, which addresses the potential air quality impacts during both the construction and operational stages of the Approved Development. The assessment has been undertaken in line with the relevant policy and guidance, and where necessary

outlines the required mitigation measures to minimise impacts.

A qualitative assessment of construction phase impacts has been carried out. There is a low risk of dust soiling and a negligible risk of fugitive PM10 emissions during demolition, construction and trackout. As the construction related dust risk is low to negligible, parts c), d) and e) of planning condition no. 16 are not required.

A quantitative assessment of operational phase impacts has been carried out. The results indicate the impact of the development is classified as negligible with the exception of existing receptor E1 (London School of Economics), which is classified as moderate adverse. There are no predicted exceedances of the 1-hour mean NO2 air quality standard (AQS) objective, therefore mitigation is not required.

With respect to particulates, the operation of the proposed gas-fired boilers are not expected to contribute to emissions of PM10 and PM2.5. No exceedances are predicted as a result of the vehicle emissions on PM10 and PM2.5 concentrations, and impacts are identified as negligible. Therefore, mitigation is not recommended.

The Approved Development was found to be compliant in relation to Building and Transport Emissions and is therefore air quality neutral. No mitigation or additional off-setting is required. The report has been reviewed by the Council's Sustainability Officer and confirmed to be sufficient to discharge condition 16.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are acceptable and would safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan Policies.

- 2 You are reminded that conditions 13 (Artificial Lighting), 18 (Landscape details), 21 (Retail layout), 22 (Safety and security), and 23 (Restaurant management strategy) of planning permission granted on 26/11/2019 under reference 2019/2773/P 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 'DPe', is positioned in the upper left quadrant of the page.

Daniel Pope
Director of Economy, Regeneration and Investment