

Application ref: 2020/1696/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

PD Planning UK Ltd
21 Eskdale Gardens
Purley
CR8 1ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**387 Kentish Town Road
London
NW5 2TJ**

Proposal:

Details pursuant to condition 5 (mechanical ventilation systems) and condition 7 (construction method statement) of planning permission 2019/3538/P dated 21.02.2020 for the 'Erection of mansard roof extension and alterations as approved under planning permission 2018/0204/P and erection of a ground, first and second floor rear extension, all to provide 1 no. two bed flat, 1, no one bed flat and 1 no. two bed duplex flat and retention of retail unit (A1) at ground floor.'

Drawing Nos: KT_PL_V10, KT_PL_V11, KT_PL_V12 & Construction Method Statement Version 2.0 prepared by PD Planning UK dated 30/03/20

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approving details:

Condition 5 reads as follows:

"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."

Condition 7 reads as follows:

"Prior to commencement of construction works, a Construction Method Statement shall be submitted to and approved by the local planning authority in writing for a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the construction of the development.

The Construction Method Statement should include a risk assessment and a method statement in accordance with the 'Mayor's Control of Dust and Emissions during Construction and Demolition' SPG. The Statement shall set out the secure measures which will be put in place. The details and measures contained in the approved and Construction Method Statement must be fully implemented to the Council's satisfaction.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017."

The applicant has submitted a Construction Method Statement prepared by PD Planning UK which contains management scheme which controls and minimises the emissions of pollutants caused by the construction process. Sufficient dust control measures have been outlined and adequate consideration has been to Transport for London's Construction Logistics Plan Guidance (July 2017) and the Mayor's "Control of Dust and Emissions during Construction and Demolition" Supplementary Planning Guidance (July 2014) in accordance with Local Plan Policy CC4 (Air quality). The document also provides measures to control waste, protect local greenery and prevent undue noise and disturbance to local residents. The applicant has also submitted proposed plans and elevations which provide details of the mechanical ventilation systems of the site. The drawings sufficiently demonstrate that the locations and directions of air inlets, supplies, extracts and the equipment would be appropriate and meet policy requirements. The level of detail provided for both conditions are considered to be commensurate with the scale of the development.

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 policies A1 CC4 of the Camden Local Plan 2017.

- 2 You are advised that the following conditions require details to be submitted and approved in writing by the local planning authority: 6 (NO2 scrubbing system).

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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment