

Application ref: 2016/2962/P
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Tibbalds Planning and Urban Design
19 Maltings Place 169 Tower Bridge Road London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Regent's Park Estate
Robert Street
London
NW1

Proposal:

Details of mechanical ventilation required by condition 22 of planning permission 2015/3076/P dated 09/12/2015 (for a two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots) in association with High Speed 2 proposals.

Drawing Nos: NL - IW - XX - ZZ - DR - M - SK27.01 Rev A; ROBS - IW - XX - ZZ - DR - M - SK27.01 Rev A; COGH - IW - XX - ZZ - DR - M - SK27.01 Rev A; SBM - IW - XX - ZZ - DR - M - SK27.01 Rev A; RWOS - IW - XX - ZZ - DR - M - SK27.01 Rev A; VARS - IW - XX - ZZ - DR - M - SK27.01 Rev A; NL - IW - XX - R11 - DR - M - 27.32; RWOS - IW - XX - ZZ - DR - M - SK27.01; Mardale Flue Velocity Test - Report on Boiler Flue systems dated 24/06/2020; Lindale Flue Velocity Test - Report on Boiler Flue systems dated 24/06/2020; Vaillant ecoTEC plus boiler manufacturer's specifications.

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

Informative(s):

1 Reason for granting permission:

Full details of the proposed mechanical ventilation system for each plot demonstrating that air inlet locations will be positioned away from busy roads and as close to roof level as possible have been submitted to discharge condition 22.

Following the submission of additional information confirming the prevailing winds, confirmation of capping to flues, the height of stacks, boiler data sheets, drawings of inlets/outlets, and boiler flue systems velocity tests, the Council's Senior Air Quality Officer has confirmed the proposed details are sufficient to discharge condition 22.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with Policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, Policies DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies) and London Plan policy 7.14 (Improving air quality).

- 2 You are advised that all conditions relating to planning permission 2015/3076/P dated 09/12/2015 (as amended by 2016/4901 dated 10/03/2017 and 2020/0589/P dated 13/02/19) which need details to be submitted, have been 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