

Application ref: 2020/2046/P  
Contact: Rachel English  
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Date: 28 July 2020

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WYG  
11th Floor, 1 Angel Court  
London  
EC2R 7HJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**156 West End Lane**  
**London**  
**NW6 1UF**

Proposal: Variation of condition 23 (air quality monitors) of planning permission 2015/6455/P dated 23/06/2017 (for comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings, flexible non-residential use, employment floorspace and community meeting space in buildings ranging from 3 to 7 storeys, plus associated public open space, cycle parking and landscaping), namely to alter wording of condition to require monthly reporting for three months prior to demolition of five storey office block.

Drawing Nos: Letter dated 27th July 2020 (ref A113729 – 156 West End Lane-C23),  
CGL Phase 1 and Phase 2 Demolition 04.12.2019

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 23 (air quality monitoring) of planning permission 2015/6455/P dated 23/06/2017 shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 23-**

The air quality monitors shall be retained and maintained on site for the duration of the development in accordance with the details approved on 20th March 2020 (ref

2019/6364/P). Monthly reporting shall be submitted to the Council and a total of 3 months monitoring shall be submitted to the Council prior to demolition of the five storey office building.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting approval:

Condition 23 was partially discharged on 20 March 2020 (ref 2019/6364/P), with the details of the location, number and specification of the monitors approved. The second part of the condition required 3 months' minimum baseline monitoring which at the time had not yet been carried out therefore the condition was partially discharged.

A variation is now sought to the remaining part of this condition, relating to placement of the monitors ahead of implementation. This is to reflect the challenges faced with the monitors as a result of current activity restrictions. The initial monitors did not record correctly and due to COVID-19, delays have occurred with rectifying the problem. The monitors have been successfully recording since 29th April 2020; however three months of monitoring and approval will not have taken place before implementation as requested in the wording of the condition.

The proposed amendment will enable work to commence on site whilst protecting air quality.

Given the mitigating circumstances and following the receipt of the second month of appropriate monitoring, it is considered that this variation to the wording of the condition is appropriate. An informative is added to make the applicant aware that without an adequate baseline any exceedance would be reasonably interpreted to be the result of activity on the site and the onus would be on the applicant to prove that this was not the case.

None of the other conditions attached to the original permission are affected by the amendments.

Given the above, the proposed amendment to the wording of condition 23 is considered to be a non-material variation which does not affect the overall nature of the scheme or its impact on amenity. The full impact of the scheme has already been assessed by virtue of the previous planning permission ref 2015/6455/P dated 23/06/2017.

- 2 You are advised that once works commence onsite you will need to provide detail on what has been taking place during each monitoring period, and the dust mitigation measures used. If there are any dust trigger exceedances, then you will need to explain the cause and remedial actions taken.

- 3 You are advised that this decision relates only to the changes set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 23/06/2017 under reference number 2015/6455/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title of the signatory.

Daniel Pope  
Director of Economy, Regeneration and Investment

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