

Application ref: 2020/3633/P  
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**Development Management**  
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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)

### **Approval of Details Granted**

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

Proposal: Details of air quality monitors required by condition 23 of planning permission 2015/6455/P dated 23/06/2017 for the Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings (Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping (description as amended by 2020/0478/P dated 04/03/2020).

Drawing Nos: Accon UK Air Quality Monitoring Reports dated May 2020, June 2020 and July 2020.

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

Informatives:

#### 1 Reason for granting permission

Condition 23 requires the installation of air quality monitors at the site for the duration of the development, for monthly reporting to be submitted to the Council and a total of three months monitoring to be submitted prior to demolition of the five storey office building.

The wording of the condition was amended via non-material amendment (reference 2020/2046/P dated 28 July 2020) following the partial discharge of the condition on 20 March 2020 (reference 2019/6364/P). The details submitted demonstrated that the monitors are Mcerts approved, and provided

details of the locations, number and specification of the air quality monitors, but did not provide the required 3 months minimum baseline monitoring. The applicant has now provided baseline monitoring reports for May, June and July 2020. The reports have been reviewed by the Council's Senior Sustainability Officer who has confirmed they are sufficient to discharge condition 23.

As such, the submitted details are in general 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.

- 2 You are reminded that conditions 3 (proposed slab levels), 4 (brickwork samples), 5 (materials details), 7 (details of boundary treatments), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (2)), 11 (lighting strategy), 13 (details of living roofs), 14 (details of bird and bat boxes), 15 (details of hard and soft landscaping), 17 (piling method statement), 18 (impact studies of the existing water supply), 24 (evidence of water use), 25 (details of PV panels), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 35 (building vibration details), 36 (details of enhanced sound insulation), 37 (sound insulation details), 38 (CHP noise assessment), 39 (odour mitigation details), 44 (cycle parking details), 45 (details of electric vehicle charging) of planning permission 2015/6455/P granted on 23rd June 2017 are outstanding and require details to be submitted and approved.

Details have been submitted for condition 26b (details of contamination remediation measures) and are under consideration.

- 3 You are reminded of the need to continue to provide detail on each monitoring period, and the dust mitigation measures used. If there are any dust trigger exceedances then you must provide an explanation of the cause and remedial actions taken.

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