

Application ref: 2020/3345/P
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Date: 22 September 2020

Development Management
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DP9 Ltd
100 Pall Mall
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Symes Mews
15a-37 Camden High Street
London
NW1 7JE

Proposal:

Details of ventilation systems and dust management plan required by conditions 5 and 6 of planning permission reference 2018/5173/P dated 21/05/2020 for the change of use of art gallery (Class D1) to offices (Class B1a).

Drawing Nos: Construction Dust Control Plan by Parkeray; Filtration and Maintenance details ref: NR/RG/3870; Ventilation Statement dated February 2020 ref: 3870.

Informative(s):

1 Reason for granting permission

Condition 5 required details of the ventilation systems including air inlet locations which should be located away from busy roads and boiler flues and as close to roof level as possible. It was agreed at application stage that roof level air inlet locations were not possible. The proposed ventilation system therefore includes air inlets at each level. After the submission of additional information, including a management plan to ensure the filters are managed and changed, and confirmation they would be fitted with a filtration system, the

Council's Sustainability Officer has confirmed the submitted details would ensure sufficient air quality within the building and condition 5 can be discharged.

A Dust Management Plan has been submitted as required by condition 6, which has been reviewed by the Council's Sustainability Officer and confirmed to be acceptable. The Dust Management Plan sufficiently demonstrates the development would safeguard the amenities of the building's occupants, adjoining occupiers, the area generally, and would not harm the air quality of the borough.

No objections were received prior to determination.

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 in general in accordance with the requirements policies A1 and CC4 of the London Borough of Camden Local 2017.

- 2 You are advised that all conditions relating to planning permission granted on 21/05/2020 (reference 2018/5173/P) 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment