

Patrick Marfleet  
Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Date: 1<sup>st</sup> October 2020  
Our reference: I1079870

Dear Patrick,

## **7A,B,C Bayham Street, London, NW1 0EY | Discharge of Condition 17**

### **Planning Portal Reference: PP-09119294**

We are instructed by our client Camden Lifestyle (UK) Limited, to submit an application to discharge the requirements of Condition 10 attached to planning permission ref: 2018/3647/P, as approved on 28<sup>th</sup> August 2020. The development approved by this application is as follows:

*“Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use”.*

The following documents are submitted in support of this application:

- Planning Application Form; and
- Air Quality Management Strategy (prepared by AQC).

#### **Condition 10**

Condition 10 reads as follows:

*“No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the construction works in accordance with the details thus approved”.*

In accordance with the requirements of Condition 17, this application is submitted alongside a an Air Quality Management Strategy, prepared by AQC. The document provides details of the air quality monitors that have been installed, including their location, number and specification.

Regard has been given to the guidance on monitoring strategies as set out in the Greater London Authority's Supplementary Planning Guidance for the Control of Dust and Emissions During Construction and Demolition (GLA, 2014), as well as the

**Knight Frank**  
55 Baker Street  
London  
W1U 8AN  
+44 20 7629 8171

**[knightfrank.co.uk](https://knightfrank.co.uk)**

**Connecting people  
& property, perfectly.**

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

Institute of Air Quality Management's Guidance on the Assessment of Dust from Demolition and Construction v1.1 (IAQM, 2016) and Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites (IAQM, 2018).

We trust that the requirements Condition 10 have been met, and that this pre-commencement condition can now be discharged.

A payment of £116 has been made via the Planning Portal. The Planning Portal reference for this submission is **PP-09119294**.

We look forward to your confirmation.

Yours faithfully,



Kelly McCann  
**Senior Planner**  
[kelly.mccann@knightfrank.com](mailto:kelly.mccann@knightfrank.com)