

Application ref: 2020/4595/P
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Date: 9 December 2020

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Knight Frank
55 Baker Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
7 Bayham Street
London
NW1 0EY

Proposal: Details of location, number and specification of air quality monitors required by part of condition 10 of permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use).

Drawing Nos: Air Quality Monitoring Strategy dated September 2020, Cover Letter dated 01/10/2020

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

Informatives:

- 1 Condition 10 requires full details of the air quality monitors, including the location, number and specification of the monitors, and 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 submitted Air Quality Strategy has been written with regard to Greater London Authority's Supplementary Planning Guidance for the Control of Dust and Emissions During Construction and Demolition (GLA, 2014), as well as the 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).

The report indicates that continuous PM10 (particles with a diameter of 10 micrometres or less) monitoring will be undertaken at two locations using two Osiris particle monitors. The proposed monitoring locations to the front and rear of the site, would take account of the prevailing wind direction, and the location of sensitive receptors. Furthermore, the submitted report states that the monitors will be installed and monitoring commenced in December 2020, 3 months prior to the start of construction works which is anticipated for April 2021. The submitted details are considered sufficient to part discharge condition 10.

However, the applicant is required to provide evidence that the monitors have been installed three months prior to implementation of the approved development before the condition can be fully discharged.

As such, the details are in general accordance with policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3, 5, 9, 11, 12, 14, 15, 16, 17, 19, 20, 23 and 24 of planning permission 2018/3647/P dated 28/08/2020 are outstanding and require details to be submitted and approved.
- 3 Once installed, the applicant should send photo images of the monitors to air.quality@camden.gov.uk

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
Chief Planning Officer