

## Daniel Woolfson

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**From:** Daniel Woolfson  
**Sent:** 15 September 2020 13:20  
**To:** 'Quigley, Elaine'; 'Berry-Khan, Gabriel'; 'Bushell, Alex'  
**Cc:** 'donbrookes@hotmail.co.uk'; 'Space Free Limited'; David Ben-Grunberg; 'Neo Neophytou'; 'Graham Parry'  
**Subject:** RE: Dust risk assessment condition 29 of 2018/1528/P

Hi Elaine

I realise you were away when we sent this a couple of weeks ago

Have you had a chance to review the below?

Thanks

Kind regards,

Daniel Woolfson



Daniel Woolfson. Director. [www.thedhaus.com](http://www.thedhaus.com) +44(0)7828 825 580 | [daniel.woolfson@thedhaus.com](mailto:daniel.woolfson@thedhaus.com)



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**From:** Daniel Woolfson  
**Sent:** 25 August 2020 12:53  
**To:** Quigley, Elaine <Elaine.Quigley@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>  
**Cc:** donbrookes@hotmail.co.uk; Space Free Limited <spacefreeltd@hotmail.com>; David Ben-Grunberg <david.grunberg@thedhaus.com>; Neo Neophytou <neoneophytou@yahoo.co.uk>; Graham Parry <graham.parry@accon-uk.com>  
**Subject:** RE: Dust risk assessment condition 29 of 2018/1528/P

Dear Elaine,

Thanks for your email below,

We are preparing the revised submission info to deal with the outstanding conditions.

But we would still like you to review your response to condition 29 (DUST)

As mentioned previously, as the condition is not yet signed off, dust monitoring has not yet begun and we are now in the construction phase.



Your response below does not contradict our assessment (or Graham Parry's of Accon) that dust monitors are **NOT REQUIRED** for the construction phase of the works, given the site is low risk:

***"construction activities at the site are now considered to be low risk and would not normally attract a requirement for real-time monitoring other than visual inspections."***

Given that monitors were not in place 3 months prior to works commencing, im not sure there is any benefit to having dust monitors on site now? We've had no complaints relating to dust, and as the works are now low risk the readings of any dust monitoring are likely to be negligible.

Therefore can this condition please be signed off without the need for monitoring to save on unnecessary works?

Thanks and look forward to your reply,

Kind regards,

Daniel Woolfson



Daniel Woolfson. Director. [www.thedhaus.com](http://www.thedhaus.com) +44(0)7828 825 580 | [daniel.woolfson@thedhaus.com](mailto:daniel.woolfson@thedhaus.com)



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**From:** Quigley, Elaine <[Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)>

**Sent:** 14 August 2020 14:11

**To:** Daniel Woolfson <[daniel.woolfson@thedhaus.com](mailto:daniel.woolfson@thedhaus.com)>; Berry-Khan, Gabriel <[Gabriel.Berry-Khan@camden.gov.uk](mailto:Gabriel.Berry-Khan@camden.gov.uk)>; Bushell, Alex <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>

**Cc:** donbrookes@hotmail.co.uk; Space Free Limited <[spacefreeltd@hotmail.com](mailto:spacefreeltd@hotmail.com)>; David Ben-Grunberg <[david.grunberg@thedhaus.com](mailto:david.grunberg@thedhaus.com)>; Neo Neophytou <[neoneophytou@yahoo.co.uk](mailto:neoneophytou@yahoo.co.uk)>; Graham Parry <[graham.parry@accon-uk.com](mailto:graham.parry@accon-uk.com)>

**Subject:** RE: Dust risk assessment condition 29 of 2018/1528/P

Hi Daniel,

I have discussed the matter with Gabriel and the revised report covers the issues that he had raised. As I advised in my previous emails (see attached) the application ref 2019/4335/P has now been determined (which omitted condition 29). In order to discharge this condition you would need to submit a new approval of details application form with the attached revised dust risk assessment report via the planning portal for determination. As the information in the revised dust report has been accepted this should be able to be dealt with promptly. You are reminded that the monitors should be retained and maintained on site for the duration of the development in accordance with the details in the dust report to comply with condition 29 (c).

Kind regards

Elaine



Elaine Quigley  
Senior Planner

Telephone: 020 7974 5101



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

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**From:** Daniel Woolfson <[daniel.woolfson@thedhaus.com](mailto:daniel.woolfson@thedhaus.com)>

**Sent:** 14 August 2020 13:42

**To:** Quigley, Elaine <[Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)>; Berry-Khan, Gabriel <[Gabriel.Berry-Khan@camden.gov.uk](mailto:Gabriel.Berry-Khan@camden.gov.uk)>; Bushell, Alex <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>

**Cc:** [donbrookes@hotmail.co.uk](mailto:donbrookes@hotmail.co.uk); Space Free Limited <[spacefreeltd@hotmail.com](mailto:spacefreeltd@hotmail.com)>; David Ben-Grunberg <[david.grunberg@thedhaus.com](mailto:david.grunberg@thedhaus.com)>; Neo Neophytou <[neoneophytou@yahoo.co.uk](mailto:neoneophytou@yahoo.co.uk)>; Graham Parry <[graham.parry@acon-uk.com](mailto:graham.parry@acon-uk.com)>

**Subject:** RE: Dust risk assessment condition 29 of 2018/1528/P

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Dear Elaine,

We still have not had a response from you or anyone from Camden Planning regarding my email sent on the 24<sup>th</sup> July 2020 (attached)

Has this been discussed and if so can we get a reply?

Further to my last email, please see correspondence below from our site manage and environmental consultant.

**The scheme has now entered the construction phase and therefore:**

***“construction activities at the site are now considered to be low risk and would not normally attract a requirement for real-time monitoring other than visual inspections.”***

Given that we have had no complaints relating to dust up until this point can you now please discharge this condition so we can get it signed off?

Many thanks

Kind regards,

Daniel Woolfson





Daniel Woolfson. Director. [www.thedhaus.com](http://www.thedhaus.com) +44(0)7828 825 580 | [daniel.woolfson@thedhaus.com](mailto:daniel.woolfson@thedhaus.com)



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**From:** [Graham Parry](#)  
**Sent:** 09 July 2020 16:49  
**To:** [Space Free Limited](#)  
**Cc:** [Daniel Woolfson](#)  
**Subject:** RE: Planning Condition 29 - Please review

Don,

I agree with you that as you are now in the construction phase, having gone ahead with the demolition without the benefit of AQ monitoring, the construction activities at the site are now considered to be low risk and would not normally attract a requirement for real-time monitoring other than visual inspections. I have included an extract of part of Appendix 7 from the SPG which identifies that AQ monitors are not required for the low risk aspects of this scheme.



MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK
Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.			X
<b>Preparing and maintaining the site</b>			
Plan site layout: machinery and dust causing activities should be located away from receptors.	XX	XX	X
Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on site.	XX	XX	X
Fully enclosure site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	X	XX	X
Install green walls, screens or other green infrastructure to minimise the impact of dust and pollution.		X	X
Avoid site runoff of water or mud.	XX	XX	X
Keep site fencing, barriers and scaffolding clean using wet methods.	X	XX	X
Remove materials from site as soon as possible.	X	XX	X
Cover, seed or fence stockpiles to prevent wind whipping.		XX	X
Carry out regular dust soiling checks of buildings within 100m of site boundary and cleaning to be provided if necessary.		X	X
Provide showers and ensure a change of shoes and clothes are required before going off-site to reduce transport of dust.			X
Agree monitoring locations with the Local Authority.		XX	X



**Note: XX – Highly recommended X- Desirable**

I assume that during the demolition phase neither yourselves or the Council received any complaints related to dust.

I trust that this will assist you in your discussions with the LA.

Best regards,

Graham

Graham A Parry  
**Managing Director**



EIA • Noise • Vibration • Air Quality • Lighting • Ecology



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**From:** Space Free Limited [<mailto:spacefreeltd@hotmail.com>]

**Sent:** 09 July 2020 13:26

**To:** Graham Parry <[graham.parry@accon-uk.com](mailto:graham.parry@accon-uk.com)>; 'Daniel Woolfson' <[daniel.woolfson@thedhaus.com](mailto:daniel.woolfson@thedhaus.com)>; Vidos Neophytou <[neoneopyhtou@yahoo.co.uk](mailto:neoneopyhtou@yahoo.co.uk)>; Space Free Limited <[spacefreeltd@hotmail.com](mailto:spacefreeltd@hotmail.com)>

**Subject:** Planning Condition 29 - Please review

Graham,

I refer to our conversation a few minutes ago. I should be grateful if you would review the following argument regarding the implementation of dust monitors.



I have reviewed the Planning Condition wording, the Accon Report and the numerous emails relating to Planning Condition 29.

1. The Planning Condition states:  
'A dust and emissions construction risk assessment for the development **should be undertaken....**'
2. It then states '**If air quality monitoring** is required....'

Therefore dust monitoring is **NOT obligatory**.

3. The risk assessment (dated 3/12/19) shows the following

	<u>Demo</u>	<u>Earthwks</u>	<u>Construction</u>	<u>Trackout</u>
<i>Dust Soiling</i>	<b>Med</b>	Low	Low	Low
<i>Human Health</i>	Low	Low	Low	Low
<i>Ecological Receptors</i>	Low	Low	Low	Low

**NOTE: ONLY DUST SOILING DURING DEMOLITION IS ASSESSED AS MEDIUM RISK>.**

4. Elaine Quigley (LB Camden Planner) email 8/11/19

'The report incorrectly concludes in section 6 that Low Risk mitigation measures should be applied. In fact, **medium risk** measures including real time monitoring should be implemented.'

But note: **ONLY the demolition phase for dust soiling** was identified as **MEDIUM RISK**.

5. As we are (as of todays date 9/7/20) in the construction phase (demolition and earthworks having been completed in Aug 2019) there is no requirement for real time monitoring. Mitigation measures appropriate for this phase of work are being implemented on site.

### **Conclusion**

There is now no possibility of recording a 3 month baseline period on which to make comparisons for any recorded data.

We are now in the construction phase which is assessed as low risk.

The site management team implemented the mitigation measures throughout the demolition and earthworks phases and to date NO complaints about dust have been received by the Principal Contractor.

Therefore, there is No justification for LB Camden to require dust monitoring from now to the end of the project.

Regards  
Don Brookes  
Clerk of Works

Sent from [Mail](#) for Windows 10



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