

Application ref: 2020/4650/P
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Date: 11 January 2021

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Clifford Rance Associates
Lodge Place
Great Chart
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TN26 1JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
5 B Camden Road
London
NW1 9LG

Proposal: Details of Condition 3 (mechanical ventilation) of planning permission 2019/5540/P dated 02/10/2020 for: 'Change of use of 1st and 2nd floors from office (Class B1) to a 3-bedroom self-contained residential unit (Class C3)'

Drawing Nos: 285 Su01; 285 P01; Duct Design Rev 2; Midi by Vectaire and Elegance - EL1003 by Vectaire.

Informative(s):

1 Reasons for approving the details

Details of the mechanical ventilation system including NO2 filtration are required by condition 3. It also requires details of measures taken to protect internal air quality. The condition asks for all air inlet locations to be located away from busy roads (i.e. Camden Road) and any boiler stacks and to be as close to roof level as possible. The applicant has submitted details of the air inlets and system exhausts locations and manufactures details of the filtration system. The details show that all the inlets would be at roof level and mainly to the rear of the building away from Camden Road. It is therefore considered that the details for Condition 3 would sufficiently protect the amenity of future users

of the building.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that there are no further outstanding details to be submitted for discharging conditions on this planning permission ref. 2019/5540/P.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer