

Application ref: 2020/1366/P
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Tibbalds Planning and Urban Design Ltd.
19 Maltings Place
169 Tower Bridge Road
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SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

20-23 Greville Street
London
EC1N 8SS

Proposal:

Details of air quality monitoring required by condition 13 of planning permission reference 2018/0910/P dated 19/06/2019 for the 'Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works.'

Drawing Nos: Air quality monitoring plans ref: 28477-RP-SU-001 dated 11 March 2020 and 3 June 2002; Pre-construction & Construction Dust Monitoring reports ref: CM01-20443 dated 16 September 2020, 2 December 2020, and 6 January 2021; Letters dated 6 October 2020, 11 November 2020 and 11 January 2021 from Cass Allen.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting approval of details

Full details of the air quality monitors have been submitted including details of

the location, number and specification of the monitors. The monitor locations were revised following initial submission at the request of the Council's Air Quality Officers to ensure they would be in accordance with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance. The monitors have been installed in their revised locations in accordance with recommendations 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 development in accordance with the details thus approved.

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 proposed details are sufficient to discharge condition 13 and would safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 The following conditions require details to be submitted and approved prior to the relevant works:

Condition 3 (detailed drawings/samples), Condition 10 (Living roof details and installation), Condition 15 (Plant & equipment).

The following conditions require details to be submitted and approved prior to occupation of the development: Condition 11 (Solar PV details), Condition 12 (Air source heat pump details).

Details have been submitted to discharge Condition 8 (SUDS) and are pending determination.

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