

Application ref: 2021/0082/P
Contact: Kristina Smith
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Date: 11 February 2021

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Gerald Eve LLP
Gerald Eve LLP
72 Welbeck Street
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England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
115-119 Camden High Street
London
NW1 7JS

Proposal:

Details required by condition 18 (Air quality monitoring) of planning permission ref. 2019/3138/P (29/12/2020) for Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.

Drawing Nos: Cover letter (dated 07/01/2021); Monthly Air Quality Monitoring Reports (dated from March 2020 - December 2020), prepared by Phlorum.

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

Informative(s):

- 1 The applicant has worked closely with the Council's Air Quality officer, agreeing the monitoring programme in advance of the installation and providing a monthly monitoring report between March 2020 - December 2020. The monthly reports provide evidence that the monitors have been in place for at least 3

months prior to implementation. The reports include full details of the monitors including location, number and specification and confirms the monitoring programme follows the guidance of the GLA's Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (SPG)

The full impact of the proposed development has already been assessed. No objections have been received prior to making this decision.

As such, the proposed development is in general accordance with policy CC4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (design), 4 (piling method statement), 6 (refuse), 7 (fire statement), 9 (water efficiency), 17 (mechanical ventilation), 19 (mechanical ventilation), 20 (access), 21 (access) and 24 (entertainment noise levels) of planning permission ref. 2019/3138/P dated 24/12/2020 are outstanding and require details to be submitted and approved.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer