

Application ref: 2020/5862/P  
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Date: 16 February 2021

**Development Management**  
Regeneration and Planning  
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Broadwall House  
21 Broadwall  
London  
SE1 9PL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**26 Earlham Street**  
**London**  
**WC2H 9LN**

Proposal: Details for condition 6 (odour abatement equipment and extract system) and condition 7 (maintenance contract for the intake/extract systems and odour control system) granted under ref. 2020/3244/P dated 08/12/2020 for the 'Installation of replacement plant and attenuation to rear elevation and lightwell.'

Drawing Nos: Order For Maintenance Services and Ventilation And Comfort Cooling Systems documents prepared by Chapman Ventilation, Odour Assessment and Order For Maintenance Services documents prepared by Chapman Ventilation.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for approval:

Details of the installation, operation and maintenance of the odour abatement equipment and extract system, and the cleaning and maintenance schedule for the intake and extract systems and odour control system have been submitted. The plant has been designed in accordance with the odour risk assessment, which has been prepared in line with DEFRA Guidance. The Council's environmental health team have reviewed these details and consider them to

be satisfactory in meeting local standards and maintaining residential amenity.

A comment has been received querying the distance between the odour discharge point and the nearest sensitive receptors. It is noted that the noise report assessed the noise from the plant (on the flat roof in the base of the lightwell area) whereas the odour assessment relates to the actual odour discharge point (at high level). Any receptor within 20m is considered close and is allocated the highest score of 10 in the odour assessment. The score of 10 has been given at this site, and so the conclusions of the assessment would remain unchanged no matter what the actual distance would be below 20m.

The full impact of the proposed development has already been assessed. As such conditions 6 and 7 can be discharged. The proposed details are in general accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 8 (post installation noise assessment) of planning permission 2020/3244/P granted on 08/12/2020 remains outstanding and requires 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



Daniel Pope  
Chief Planning Officer