

Application ref: 2020/5649/P  
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Date: 3 March 2021

**Development Management**  
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CBRE Limited  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land surrounding Snowman House and Casterbridge**  
**Belsize Road**  
**London**  
**NW6 4DP**

Proposal:

Details required by condition 6 (Air Quality Monitoring) of planning permission reference 2020/2486/P dated 27/11/20 (for construction of a new health and community centre, relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking).

Drawing Nos: Photographs of monitors installed 16 November 1 - 6, Construction Dust Assessment and Air Quality Monitoring Plan Issue 03 29804-RP-IE-001 (HM) 29 October 2020, Covering letter by CBRE dated 2 December 2020.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for approval:

Full details of the air quality monitors have been submitted and were agreed previously with the Sustainability Officer as required by part (a) of the condition.

Photographs dated 16 November of the dust monitors in situ have been submitted by way of evidence of meeting part (b) of the condition and are considered acceptable.

The Council's Sustainability and Air Quality Officer was consulted and is satisfied that this condition can be discharged subject to an informative on the CMP condition, which is still outstanding.

Given the above, the condition can therefore be discharged.

As such, the proposed development is in general accordance with policies A1 and CC4 of the Camden Local Plan 2017.

- 2 You are advised that the following conditions relating to planning permission reference 2020/2486/P dated 27/11/2020 still need to be discharged: 3, 11, 16, 17, 18, 19, 21, 22, 24, 25, 28, 29.
- 3 With regard to the detailed positioning of the monitors as per the photographs provided, it is noted that the Air Quality (AQ) Officer is anticipated to review the demolition and construction stage DMP relating to condition 25 (CMP).

The Council's recommendation here to approve the baseline dust monitoring details in retrospect should not be assumed to prejudice any future comments or requests by the Council on the DMP/CMP proposals and condition 25.

In particular, it should not restrict the Council from potentially requesting improvements to aspects that may or may not be deemed, from further inspection by the AQ officer or others, not to be fully in line with relevant policy and guidance.

For example: on the evidence available to officers, we were unable to ascertain whether the projection of dust monitor 2 above the top of the hoarding - or its separation distance from the hoarding and the nearby house wall - were adequate in relation to IAQM/Mayor's guidelines. However it is quite possible that they are partially or fully compliant and so we consider that condition 6 can be discharged, especially since the baseline monitoring period will shortly be finished.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer