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FAO: Elaine Quigley

26 February 2021

Our ref: LJW/ANE/SAV/U0005835

Your ref: 2019/4201/P / PP-09558724

Dear Sir/Madam,

St Pancras Commercial Centre, 63 Pratt Street, Camden, London, NW1 0BY
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 25 (Air Quality Monitoring) of Planning
Permission Reference: 2019/4201/P

On behalf of our client, Camden Property Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge condition 25 (Air Quality Monitoring) attached to planning permission: 2019/3138/P in relation to development proposals at St Pancras Commercial Centre.

Background

Planning permission (ref. 2019/4201/P) was granted for the: **"Demolition of existing buildings (Class B1c/B8); erection of 3x buildings ranging in height from 5 to 7 storeys above ground and a single basement level comprising a mixed use development of light industrial floorspace (Class B1c/B8), office floorspace (Class B1), 33x self-contained dwellings (Class C3), flexible retail floorspace (Class A1/A3); associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works"** on 24 December 2020.

This application seeks to discharge condition 25 attached to the aforementioned planning permission (ref. 2019/4201/P), which, in full, states the following:

Air Quality Monitoring

"Air quality monitoring should be implemented on site. No development shall take place until:

- a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;**

- b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 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."

Condition Discharge

This application seeks to discharge condition 25 attached to the aforementioned planning permission (ref. 2019/4201/P). This application sets out the details in relation to air quality monitoring to be implemented at St Pancras Commercial Centre.

Specifically, the submitted documentation includes an Air Quality Monitoring Strategy and demonstrates that the air quality monitors have been in place for 3 months prior to the proposed implementation date. This includes reports covering November 2020, December 2020 and January 2021.

Accordingly, we enclose the relevant details in respect of providing information on air quality monitoring at St Pancras Commercial Centre, for your formal approval.

Application Documentation

The relevant documentation comprising details of the basement construction monitoring to be implemented at St Pancras Commercial Centre is set out in the material submitted in support of this approval of details application to discharge condition 25.

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge this condition:

- Completed approval of details application form (ref. PP-09558724) (dated 26 February 2021) prepared by Gerald Eve LLP; and
- Air Quality Monitoring Strategy, Air Quality Monitoring Report (November 2020), Air Quality Monitoring Report (December 2020) and Air Quality Monitoring Report (January 2021), all produced by Air Quality Consultants.

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-09558724). The requisite approval of details application fee of £141.00 (including the £25.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524) or Kris Vasili (0738 540 9542) of this office.

Yours faithfully,

Could the LLP

Gerald Eve LLP

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Enc. As above via the Planning Portal