

Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall,  
Judd Street  
London  
WC1H 9JE

28 July 2021

**Central Somers Town Covering Land At Polygon Road Open Space Edith  
Neville Primary School 174 Ossulston Street and Purchase Street Open  
Space London NW1 1DN – Condition 138 (External Air Quality Monitoring  
and Alert System) Discharge Submission (LPA Ref: 2020/4631/P)**

Dear Sir/Madam,

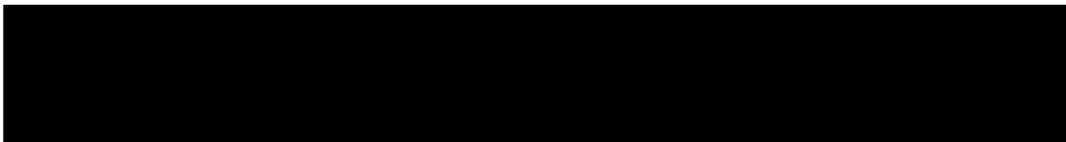
Wildstone Planning have been instructed by Brill Place Limited to submit an application to discharge Condition 138 (External Air Quality Monitoring and Alert System) for the above-mentioned planning permission granted 23<sup>rd</sup> April 2021

**Condition 138 – External Air Quality Monitoring and Alert System**

*"Prior to occupation of residential units on floors 14 and below, evidence that an appropriate NO2 and PM2.5 real time monitoring system, has been installed, a detailed mechanism to secure maintenance of this system is in place and a system to manage alerts to residents has been established. These should be submitted to the Local Planning Authority and approved in writing. Thereafter the number of alerts to residents should be reported quarterly to the Local Planning Authority and access to data provided on request.*

*Installation should not take place until:*

- a. *Full details of the specification of the air quality monitors, with a high level of accuracy with a maximum Root Mean Square Error of 10ug/m3 for both NO2 and PM2.5, have been submitted to and approved by the local planning authority in writing.*
- b. *The location and number of monitors, including evidence that at least 2 monitors will be installed on the building at the corner of Brill Place and Purchase Street at ground and 14th floor levels, and at least 1 monitor will be installed on the building at the NE corner (nearest St. Pancras International station) at 7th floor level, and with all monitors to have a 270o free flow of air but avoiding any wind tunnels, have been submitted to and approved by the local planning authority in writing.*
- c. *Details of the alert system to residents, if a level of 40µg/m3 of NO2 or a 25 µg/m3 of PM2.5 is breached (as a one-hour average), if there is a 'medium', 'high' or 'very-high' pollution event warning from the LAQN, or black start event at the Francis Crick Institute (including routine generator testing), have been submitted to and approved by the local planning authority in writing.*
- d. *A detailed mechanism to secure calibration and maintenance of this system in*



*accordance with manufacturer recommendations has been submitted to and approved by the local planning authority in writing."*

In order to satisfy the condition, the following documents are included within this submission:

- Completed application forms prepared by Wildstone Planning;
- Air Quality Monitoring Plan, prepared by Cudd Bentley (27<sup>th</sup> July 2021)

I trust that this letter and the associated documents are sufficient to discharge Condition 138.

[REDACTED]

Please do not hesitate to contact me should you require any further information.

Yours faithfully

[REDACTED]

Annie Reid  
Senior Planner

[REDACTED]