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5<sup>th</sup> October 2021

Ref: PP-10276247  
Via Planning Portal

**APPLICATION FOR DISCHARGE OF CONDITION 25 (PART A) (CONSTRUCTION RELATED AIR QUALITY MONITORING) PURSUANT TO PLANNING PERMISSION 2020/3461/P AT CHESTER ROAD HOSTEL, 2 CHESTER ROAD, LONDON, N19 5BP**

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On behalf of our client The London Borough of Camden (the 'Applicant'), we hereby submit an application to partially discharge planning condition 25 pursuant to application 2020/3461/P in respect of Chester Road Hostel, 2 Chester Road, London, N19 5BP (the 'Site'). Please find enclosed details submitted for approval in respect of the requirements of Condition 25, which states as follows:

*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.*

*Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of Policies A1 and CC4 of the London Borough of Camden Local Plan 2017.*

This application seeks to agree the partial discharge of this condition through demonstrating compliance with part a) above. Further information will be submitted to discharge part b) Condition 25 via a separate application, upon completion of the required monitoring period. Initial discussions have taken place between Phlorum Ltd and LB Camden's Sustainability Officer, with a view to agreeing the appropriate locations for the monitoring equipment through further discussions relating to this application.

The application was submitted via the Planning Portal on 5<sup>th</sup> October 2021. The requisite planning application fee of £116 has been paid by the Applicant via the Planning Portal.

Further to this document, a number of other documents have been prepared in support of the planning application and in line with validation requirements:

- Application form - prepared by Iceni Projects

- Site photo 1 – Dartmouth Park Hill – prepared by Phlorum Ltd
- Site photo 2 – Chester Road – prepared by Phlorum Ltd
- 2 Chester Road Monitoring Locations – prepared by Phlorum Ltd
- Supporting note – prepared by Phlorum Ltd

## **The Site and Background**

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The Site is located on the junction of Chester Road and Dartmouth Park Hill. The Site was previously in use as a single person hostel facility, owned and operated by the applicant. However, in May 2021, planning permission was granted for the demolition and redevelopment of the site to provide a new family hostel facility, incorporating 50 dwellings over three separate blocks.

## **The Proposed Development and Planning Considerations**

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This application seeks to discharge part a of condition 25 pursuant to planning permission 2020/3641/P, through agreeing with LB Camden's Officers details relating to 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".

The applicant is seeking approval for installation of two 'Aeroqual Dust Sentries' monitors in the locations indicated on the supporting plan document ('2 Chester Road Monitoring Locations'). Whereas it is considered that the quantum, specification and locations of the monitors is acceptable, the applicant is now seeking to negotiate and formally agree these requirements through this application and agree the discharge of part a of this condition.

## **Conclusion**

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We trust that the enclosed is in order and look forward to receiving confirmation of the validation of the application. In the meantime, should you have any queries, please do not hesitate to contact me on [wclutton@iceniprojects.com](mailto:wclutton@iceniprojects.com) or 07557 805 372.

Yours sincerely,

William Clutton MRTPI  
Planner