

Application ref: 2020/5507/P
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Date: 3 November 2021

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Forward Planning and Development Ltd
The Studio@The Old Farmhouse
29 Banbury Road
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United Kingdom

Dear Sir/Madam

- **DECISION**

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**150 Holborn
London
EC1N 2NS**

Proposal:

Details of water use (Condition 18) and details of mechanical ventilation system (Condition 31) of planning permission 2016/2094/P granted on 25th May 2018 for demolition of existing buildings and redevelopment for mixed use development up to nine storeys in height.

Drawing Nos: Letter from Forward Planning and Development dated 26/11/2020; 1 x Supporting document by Skanska providing evidence of water intake, 1 x Supporting document by Skanska of details of ventilation system

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 The application seeks to discharge conditions 18 (Water use) and 31(ventilation system), attached to planning permission granted 25th June 2018 under reference 2016/2094/P.

Condition 18 is as follows: The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.

Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Details submitted in support of the application confirms that water use will total 101.04 litres per person per day and is in accordance with condition 18.

Condition 31 is as follows: Prior to occupation of the development, full details of the mechanical ventilation system including air inlet locations and details of Nox filters (where necessary) shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

1 x fresh air inlet to be located on the Brooke Street elevation at ground floor level, and 1 x exhaust Plenum incorporated within the development at ground floor level.

Filters to be used will be the standard G3 type which filtering out PM10 particulates and will need replacing periodically. It has been confirmed that Nox filters are not required in this instance.

Individual residential air inlets are proposed for each flat as they were designed so as not to have any dependence on centralised air intakes/discharges, which reduces the risk of fire spread through connecting ductwork. The air intakes are in locations where there are very low traffic movements.

The site's planning history has been taking into account when making this decision.

As such, the proposal is in general accordance with policies A1, CC1, CC2, and CC3. The proposed development also accords with the London Plan 2021 and the NPPF 2021

- 2 You are reminded that conditions (6 (waste storage), 22b (remediation measures), 37b (post investigation WSI), 38 (food and drink use extract ventilation) of planning permission 2016/2094/P granted on 25th May 2018 are outstanding and require 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 2021.

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