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26th November 2021

Ref: PP-10428643
Via Planning Portal

APPLICATION FOR DISCHARGE CONDITION 26 (PART B) (CONSTRUCTION RELATED AIR QUALITY MONITORING) PURSUANT TO PLANNING PERMISSION 2020/3737/P AT 248-250 CAMDEN ROAD, LONDON, NW1 9HE

On behalf of our client, The London Borough of Camden (the 'Applicant'), we hereby submit an application to partially discharge planning condition 26 pursuant to application 2020/3737/P in respect of 248-250 Camden Road, London, NW1 9HE (the 'Site'). Please find enclosed details submitted for approval in respect of the requirements of Condition 26(b), 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.

A separate application (ref. 2021/4973/P) has been submitted to partially discharge part a) of this condition and is currently under consideration.

This application seeks to agree the discharge of part b) of the above condition through demonstrating compliance with this part of the condition. Two 'Aeroqual Dust Sentries' have been installed at the site by Phlorum Ltd. and have been collecting data since 23rd July 2021.

The application was submitted via the Planning Portal on 26th November 2021. The planning application fee has been paid directly by the Applicant.

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

- PM10 Monitoring Report, July 2021 – prepared by Phlorum Ltd.
- PM10 Monitoring Report, August 2021 – prepared by Phlorum Ltd.
- PM10 Monitoring Report, September 2021 – prepared by Phlorum Ltd.
- PM10 Monitoring Report, October 2021 – prepared by Phlorum Ltd.

The Site and Background

The Site is located on the east side of Camden Road, near to the junction with Camden Park Road. The Site has previously been in use as a hostel facility, owned and operated by the applicant and in September 2020, planning permission was granted for the demolition and redevelopment of the site to provide a new hostel delivering 39 dwellings over three separate blocks, including some family accommodation.

The Proposed Development and Planning Considerations

This application seeks to discharge part b) of condition 26 pursuant to planning permission 2020/3737/P, through demonstrating that the air quality monitors installed by Phlorum Ltd monitors have been in place for at least 3 months prior to the proposed implementation date of this permission.

The application is accompanied by evidence that two 'Aeroqual Dust Sentries' monitors have been installed at the site by Phlorum Ltd. and have been collecting data since 23rd July 2021. Accompanying this application are PM10 Monitoring Reports for the site for July, August, September and October 2021. Furthermore, future monitoring reports for November and December will be provided as data is collected throughout the application period.

Conclusion

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 arudlin@iceniprojects.com or 07952 836 210.

Yours sincerely,

Andy Rudlin
Planner
Iceni Projects