

Application ref: 2021/4973/P
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Date: 1 December 2021

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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
248-250 Camden Road Hostel
Camden Road
London
NW1 9HE

Proposal:

Details pursuant to condition 26a (construction related air quality monitoring) of planning permission 2020/3737/P dated 11/05/2021 (for: Redevelopment of site, erection of 4-6 storey plus basement hostel (sui generis) with external stairwell and rear balconies, erection of 2x single storey garden buildings, including plant and associated works (summary))

Drawing Nos: Cover Letter by Iceni dated 08/10/2021, Supporting Note, Photo of monitor 1 NE, Photo of monitor 2 SW, Aerial photo of Camden Road Dust Monitors

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

Informatives:

- 1 Part A requires details of the air quality monitors prior to installation. Details to include 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.

Two monitors (Aeroqual Dust Sentries) will be located on site. These are MCERTS certified which are acceptable.

Monitor 1 will be located on the north eastern boundary of the site, adjacent to the closest sensitive receptors at residential dwellings at 252 Camden Road at a height of 1.8m above ground level and Monitor 2 on the south western boundary of the site, adjacent to the closest sensitive receptors at residential dwellings at 246 Camden Road at a height of 1.8m above ground level.

The Council's Sustainability Officer has reviewed the details and locations and found them acceptable.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policies A1 and CC4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (Details, Materials, Samples), 5 (Lighting Strategy), 7 (Basement Works), 9 (Piling), 10 (Drainage/Waste Water Infrastructure), 11 (Post Construction radon gas and vapour investigation), 12 (Plant Noise Levels), 13 (Plant Anti-vibration Isolators), 17 (Landscaping Details), 19 (Green Roof), 20 (Bird and Bat Boxes), 21 (SuDS: Evidence of installation), 22 (Photovoltaic Panels), 23 (Air Source Heat Pumps), 24 (Mechanical Ventilation), 26 B (Air Quality Impacts Monitoring), 29 (Secured by Design), 31 (External Fixtures/Building Services) of planning permission 2021/3737/P granted on 11/05/2021 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



Daniel Pope
Chief Planning Officer