

Application ref: 2021/3921/P  
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Date: 14 December 2021

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
Centre Point link  
New Oxford Street  
London  
-  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**247 Tottenham Court Road**

**London**

**W1T 7HH;**

**3 Bayley Street**

**London**

**WC1B 3HA;**

**1 Morwell Street**

**London**

**WC1B 3AR;**

**2-3 Morwell Street**

**London**

**WC1B 3AR; and**

**4 Morwell Street**

**London**

**W1T 7QT.**

Proposal:

Construction related air quality monitoring required by condition 27 of Planning Permission 2020/3583/P for the 'Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works'.

Drawing Nos: ST-PR-01-003, Dust profiler manufacturer's specifications, Letter from

Gerald Eve letter dated 06/08/2021, Letter from Site Engineering Surveys Ltd to David Croker, Monitoring Reports: No 1 ref: SES-11526-RP-ENV-001-DNV, No 2 ref: SES-11526-RP-ENV-002-DNV, No 3 ref: SES-11526-RP-ENV-003-DNV, No 4 ref: SES-11526-RP-ENV-004-DNV, No 5 ref: SES-11526-RP-ENV-005-DNV, No 7 ref: SES-11526-RP-ENV-007-DNV, No 8 ref: SES-11526-RP-ENV-008-DNV, No 9 ref: SES-11526-RP-ENV-009-DNV, No 10 ref: SES-11526-RP-ENV-010-DNV, No 11 ref: SES-11526-RP-ENV-011-DNV, No 12 ref: SES-11526-RP-ENV-012-DNV, No 13 ref: SES-11526-RP-ENV-013-DNV, baseline monitoring reports references EEMC/206-001 and EEMC\_AQMR\_206\_002 - Rev 00.

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

Informative(s):

1 Reasons for granting approval

Condition 27 (part A) requires full details of air quality monitors to be submitted for approval prior to installation. Details have been submitted including 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 details have been reviewed by the Council's Senior Air Quality Officer who has confirmed the air quality monitor details are acceptable.

Part B requires evidence demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date. The monitors were installed during the course of this application and as such, baseline monitoring reports have also been submitted for approval. These were initially found to be insufficient as the sensors used during one month were not of the required standard, however, following changes to the sensors and the submission of additional monitoring reports, the Senior Air Quality Officer has confirmed the details are acceptable and sufficient for condition 27 to be discharged in full.

The full impact of the proposed development has already been assessed. No responses were received prior to determination.

As such, the submitted details are sufficient to safeguard the amenity of adjoining premises and the area generally and are in general accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Condition 5 (Certificate of building contract), Condition 6 (part C - Archaeological post-excavation assessment), Condition 7 (Details of basement engineer), Condition 9 (Noise standards), Condition 20 (Waste storage / removal), Condition 24 (Crossrail 2 safeguarding), Condition 25 (part B - Below ground method statements), Condition 26 (Piling method statement), Condition 29 (Details of mechanical ventilation), Condition 30 (NO2 filtration details), Condition 31 (Bird and bat boxes), Condition 32 (Biodiversity enhancements), Condition 35 (Details of PV panels), Condition 36

(Landscaping details), Condition 37 (Green Roof details), Condition 39 (Air source heat pump details), Condition 41 (Diversion of waste from landfill), Condition 42 (Fire statement) of planning permission granted on 30/07/2021 under reference 2020/3583/P are outstanding and require details to be submitted and approved.

- 3 You are reminded of the need to submit monthly dust monitoring reports to [Air.quality@camden.gov.uk](mailto:Air.quality@camden.gov.uk) and you must notify the Council of any and all exceedances of the agreed upon dust trigger levels using the same email address.
- 4 You are reminded that all four monitors must provide data coverage as close to 100% as possible.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer