

Application ref: 2021/4850/P
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Date: 29 March 2022

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Wildstone Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Central Somers Town covering land at Polygon Road Open Space, Edith Neville Primary School, 174 Ossulston Street and Purchase Street Open Space
NW1 1DN**

Proposal:

Details required by Condition 140 (Air Quality) of planning permission reference 2015/2704/P dated 14/10/2016, amended by permissions 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/21 (for 136 residential units over 7 buildings ranging from 3 to 25 storeys in height).

Drawing Nos: Air Quality Statement, prepared by Cudd Bentley (12th January 2021)

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

Informative(s):

1 Reasons for granting approval-

Condition 139 relates to a statement setting out the air quality implications of connecting to the Somers Town Energy District Heating Network.

The submitted Air Quality Statement considers the impact of the Somers Town Heat Network on the development. The initial model covered all the three boilers (2 boilers +1 standby) and 1 CHP, which are all continuously in operation 24 hours a day. The Somers Town CHN provision of heat and hot

water will include the implementation of 3 boilers and a 900kW CHP. It is predicted that there will be no change in energy sources or associated emissions.

The Council's Sustainability Officer has reviewed the details and confirms that they are acceptable. The statement demonstrates that the air quality implications are not materially different to those already approved for the District Heating Network.

The details are thus in accordance with the requirements of policies A1 and C1 of the Camden Local Plan 2017.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer