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London Borough of Camden
Planning and Building Development
5 Pancras Square King's Cross
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Our ref: NGR/SAV/TSM/U0007738

Your ref: PP-11092168

7 March 2022

Dear Sir / Madam

115-119 Camden High Street, London NW1 7JS
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Conditions 17 and 19 of Planning Permission Reference:
2019/3138/P

On behalf of our client, Demar (BVI) Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge conditions 17 and 19 attached to planning permission: 2019/3138/P in relation to development proposals at 115-119 Camden High Street.

Background

Planning permission (ref. 2019/3138/P) was granted for the: **“Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street”** on 24 December 2020.

This application seeks to discharge condition 17 (Mechanical Ventilation and NO2 Filtration) attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

“Prior to occupation of any use, evidence that an appropriate NO2 filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.”

This application also seeks to discharge condition 19 (Mechanical Ventilation) attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

“Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations 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 and kitchen extract 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.”

Condition 17

This application seeks to discharge condition 17 attached to the aforementioned planning permission (ref. 2019/3138/P). Accordingly, we enclose the following drawings showing details of the proposed NO2 filtration systems on the mechanical ventilation intake:

- Roof Mechanical Services Layout (ref. 3187-PSH-H-RF-DR-M-7000)
- Ground Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-00-DR-M-7001)
- Typical Apartment Mechanical Services Layout (ref. 3187-PSH-R-TY-DR-M-7020)
- Typical Hotel Rooms (refs. 3187-PSH-H-TY-DR-M-8001 to 3187-PSH-H-TY-DR-M-8031)

For full details of the NOx/Carbon filter on the main supply air duct, please see the supporting drawings and ‘Planning Conditions Tracker Statement’. Access panels for all proposed NOx/Carbon Filters have been shown on the PSH mechanical services drawings to facilitate routine maintenance of the filters.

We trust that the information provided is sufficient to fully discharge condition 17.

Condition 19

This application seeks to discharge condition 19 attached to the aforementioned planning permission (ref. 2019/3138/P). Accordingly, we enclose the following drawings showing details of the proposed fresh air intakes:

- Ground Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-00-DR-M-7001)
- First Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-01-DR-M-7005)
- Second Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-02-DR-M-7007)
- Third Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-03-7009)
- Fourth Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-04-7011)
- Typical Hotel Rooms (refs. 3187-PSH-H-TY-DR-M-8001 to 3187-PSH-H-TY-DR-M-8031)
- Typical Apartment Mechanical Services Layout (ref. 3187-PSH-R-TY-DR-M-7020)

For further details of the mechanical ventilation system, including air inlet locations, please see the supporting ‘Planning Conditions Tracker Statement’ prepared by PSH. This provides justification for why the fresh air intakes cannot be located away from busy roads

We trust that the information provided is sufficient to fully discharge condition 19.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to partially discharge this condition:

- Completed Approval of Details Application Form (PP-11092168), prepared by Gerald Eve LLP;
- Planning Conditions Tracker Statement for Conditions 17 and 19, prepared by PSH;
- Technical MEP Plans and Drawings, prepared by PSH - including the following:
 - Roof Mechanical Services Layout (ref. 3187-PSH-H-RF-DR-M-7000)
 - Ground Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-00-DR-M-7001)

- Second Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-02-DR-M-7007)
- Third Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-03-7009)
- Fourth Floor Mechanical Services Ductwork Layout (ref. 3187-PSH-H-04-7011)
- Typical Apartment Mechanical Services Layout (ref. 3187-PSH-R-TY-DR-M-7020)
- Typical Hotel Rooms (refs. 3187-PSH-H-TY-DR-M-8001 to 3187-PSH-H-TY-DR-M-8031)
- Mechanical Drawings Issue Sheet, prepared by PSH.

The requisite approval of details application fee of £116.00 (and £28.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this partial approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Avis (020 3486 3524) or Toby Smith (07557 245968) of this office.

Yours faithfully,



Gerald Eve LLP

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