

Application ref: 2021/2025/P
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Date: 3 September 2021

Development Management
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Gerald Eve LLP
72 Welbeck Street
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W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Lethaby Building
Former Cochrane Theatre
12 12-42 Southampton Row & 1-4 Red Lion Square (Former University Of
Westminster Central St Martins Col
London
WC1B 4AF

Proposal:

Partial discharge of condition 36 (details of dust and air quality monitoring) of planning permission 2020/2470/P granted on 30/10/2020

Drawing Nos: Construction Dust Risk Assessment and Air Quality Plan prepared by Hilson Moran dated 22/04/2021; Cover letter

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

Informative(s):

- 1 The application relates to the partial discharge of 36 of planning permission 2020/2470/P granted on 30/10/2020. The condition reads as follows;

No development shall take place until air quality monitoring has been implemented on-site, and until the submission of the following: 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; 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. This condition can be discharged on a Plot/Phase by Plot/Phase basis.

The agent and the air quality officers have agreed the location for the air monitors. The location of the units are as follows;

- ML1 Western Corner of the site affixed to railings in alcove on street level
- ML2 Northern Corner of the site on a tripod on the roof
- ML3 Eastern corner of the site located within the corner gap between the building and the shutters, raised so inlet is above solid part.
- ML4 Southern Corner of the site affixed to railings of first floor balcony

The condition cannot be fully discharged until the monitors are installed and three months of baseline data has been submitted to and approved in writing by the local planning authority. They are likely to be reviewed by the Air Quality officer as part of this process.

As such, the proposed development is in general accordance with policies A1, A4 and CC4 of the Camden Local Plan 2017.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

- 2 You are reminded that conditions 7 (fire safety); 8 (detailed drawings and samples of materials); 10 (external lightening); 11 (demolition scheme); 12 (parking provision) 13; (details of waste management); 14 (piling method statement); 16 (drainage systems); 17 (construction method statement); 18(strategic infrastructure); 20 (external noise); 22 (ventilation scheme); 30 (landscaping details); 31 (biodiversity enhancements); 32 (details of biodiverse roof); 33 (details of site clearance and bird nesting features); 35 (renewable energy) of planning permission consent granted on 30/10/2020 under ref: 2020/2470/P are outstanding and require details to be submitted and approved.
- 3 For the avoidance of doubt, please read the information below which details what we require prior to installation of the dust monitoring equipment and in the monthly reports.
The monthly dust monitoring reports should contain:
 - Details of the monitoring equipment used and dates of most recent servicing and calibration
 - Site plan of the monitoring locations and recent photographs of the monitors on-site in their current locations (during that monitoring period)
 - PM10 trigger levels used (and trigger levels for any other pollutants monitored)

- Summary table of exceedances of these trigger levels during the monitoring period - this should clearly show the % data coverage for each monitor during the most recent monitoring period, and the number of 1-hour site action triggers, and 15-min early warning and site action triggers for each monitoring position, along with the month-average PM10 concentration at each.
- Average concentrations of PM10 during the monitoring period, at each of the monitoring locations
- Graphs of PM10 concentrations during the monitoring period
- Valid data capture during the monitoring period
- Details of the works being undertaken on-site during the monitoring period (and especially if there have been any exceedances of the trigger levels), and
- Dust mitigation measures used for preventative and reactive dust mitigation

The reports should be sent to: AirQuality@camden.gov.uk,
Tom.Parkes@camden.gov.uk, and Ben.Spode@camden.gov.uk

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