

16 May 2022



Planning - Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

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Dear Sir/Madam,

**SUBMISSION OF APPROVAL OF DETAILS (REF: 2020/2364/P)
1-3 FERDINAND PLACE LONDON NW1 8EE**

We are instructed by Luxgrove Capital Partners, to submit an application to discharge planning Condition 12(a) (Air Quality) pursuant to planning permission (Ref: 2020/2364/P) in respect of the above site.

The application has been submitted via the Planning Portal (PP-11262210) and comprises the following information:

- Completed application form for approval of details reserved by condition;
- This cover letter;
- Statutory application fee £148.20 (Paid via the Planning Portal);
- Air monitoring proposal by Galcross Engineering Ltd;
- Air quality monitor specification and datasheet by South Coast Science.

Background

A Decision Notice was issued on 16 March 2022 for “*Demolition of the existing building and the erection of a four storey building with roof level accommodation, terraces and PV panels, comprising office use (Class E) at ground floor level and 9 self-contained residential units (Class C3) on the upper floors, plus associated plant, cycle parking and refuse storage*”. The application was subject to a number of conditions - and this application and the information provided seeks to discharge Condition 12(a).

Condition 12(a)

Condition 12(a) relates to the details of the Air Quality Monitors to assess air quality during construction and demolition and states:

“No development shall take place until:

a) 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.”

A specifications sheet is provided by South Coast which provides specific details of the monitoring device. In addition, an Air Monitoring Proposal prepared by Galcross Engineering Ltd provides details of the number and location of the Air Quality monitors. The proposal provides technical details of how the monitors are installed and confirms how they will be monitored. The device supports multiple analysis techniques including any sampling rate and real-time access to comply with local authority regulations.

The monitoring frequency is set to Hourly readings which will give the reports the following findings:

- Daily – during preconstruction / background data of existing air quality levels
- Daily – during demolition and construction activities
- Monthly – after completion of the works and construction

The monitoring will seek to comply with the GLA's guidance and the measurements will be issued to the main contractor every week with email alerts sent to relevant site personnel when Site Action Levels are exceeded. System checks will also be completed on the first working day of the week to ensure the monitors are functioning correctly and logging data.

We trust you have all the relevant information to register, validate and discharge this condition as soon as possible. We would be grateful if you could acknowledge receipt of this application and contact either myself or in my absence Edward James should you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read "Mark Thomson", with a horizontal line underneath.

Mark Thomson MRTPI
Associate Director