

Application ref: 2022/0829/P  
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Date: 1 August 2022

**Development Management**  
Regeneration and Planning  
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Town Planning Bureau  
The Barn  
43 Oakdene Road  
Redhill  
RH1 6BT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**13-15 John's Mews  
London  
Camden  
WC1N 2PA**

Proposal:

Details of condition 12 (Mechanical Ventilation) of planning permission dated 09/02/2022 (Ref: 2021/0020/P) for partial demolition of existing building and change of use from Class E (garage / workshop / offices) to Class C3 residential flats (2 x 2 bed & 2 x 1 bed units), front fenestration alterations, mansard extension and associated works.

Drawing Nos: A\_2003 Rev.H; A\_2100 Rev.E; A\_2101 Rev.D; 3449-FLATT-XX-XX-DR-M-1000 Rev.T01; 3449-FLATT-XX-01-DR-M-1100 Rev.T01; 3449-FLATT-XX-01-DR-M-1101 Rev.T01; 3449-FLATT-XX-01-DR-M-1102 Rev.T01; 3449-FLATT-XX-RF-DR-M-1103 Rev.T03 and Mechanical Ventilation Specification dated 22/7/21 Rev 0 by Calibre.

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

Informative(s):

1 Reasons for granting approval:

Details of the mechanical ventilation system including air inlet locations are required by condition 12. It also requires details of measures taken to protect

internal air quality. The condition asks for all air inlet locations to be located away from busy roads and any boiler/CHP stacks, and to be as close to roof level as possible. The applicant has submitted details of the air inlets and system exhaust locations and manufacturer details of the filtration system. The details show that all the inlets would be at roof level and mainly to the rear of the building and at a higher level to the extract ducts. It is therefore considered that the details for Condition 12 would sufficiently protect the amenity of future users of the building.

The full impact of the proposed development has already been assessed by the planning permission ref. 2021/0020/P dated 09/02/2022.

As such, the details are in general accordance with Policy CC4 of the London Borough of Camden Local Plan 2017 and London Plan policy SI 1. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that condition 13 (NO2 filtration system) relating to planning permission ref. 2021/0020/P dated 09/02/2022, which need details to be submitted, is still outstanding.

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