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Planning and Built Environment
London Borough of Camden
5 Pancras Square
London
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Our ref: JCW/ANE/KVA/J7609

Your ref: 2018/3105/P / PP-11721755

28 November 2022

Dear Sir/Madam

Lincoln House, 296-302 High Holborn, London, WC1V 7JH
Approval of Details Application to Discharge Condition 7 (Dust Monitoring) of Planning Permission
Reference: 2018/3105/P

On behalf of our client, Maizelands Limited & Arringford Limited, we write to enclose an application for the approval of details required by condition, in order to discharge Condition 7 (Dust Monitoring) attached to planning permission: 2018/3105/P in relation to development proposals at Lincoln House, 296-302 High Holborn.

Background

On 12 March 2020, planning permission (ref.2018/3105/P) was granted in respect of Lincoln House, 296-302 High Holborn, London, WC1V 7JH for the following:

“Partial demolition and erection of extensions at rear, flank and roof level and rooftop plant. Change of use of ground floor Use Classes from A1, A2 and B1a uses to provide 2 x A1 units and the remainder in B1a Use. Associated external alterations to the elevations. Provision of appropriate cycle parking, waste/recycling storage and other services.”

This approval of details application seeks to discharge Condition 7 attached to planning permission (ref. 2018/3105/P), which, in full, states the following:

Condition 7

“No development shall take place until 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 and have been in place for 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.”

Condition Discharge

A Particle (Dust) Baseline Monitoring Report, prepared by Hann Tucker Associates, has been submitted in support of this application. This Report provides details including the location, number and specification of the monitors that have been in place for 3 months prior to the proposed implementation date.

Accordingly, we enclose the relevant details, for your formal approval.

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 discharge this Condition (No. 7):

- Completed approval of details application form (ref. PP-11721755 (dated 28 November 2022) prepared by Gerald Eve LLP;
- Site Location Plan, prepared by EPR Architects; and
- Particle (Dust) Baseline Monitoring Report, prepared by Hann Tucker Associates.

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-11721755).

The requisite approval of details application fee of £144.00 (including the £32.20 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 approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Alex Neal (0794 789 7221) or Kris Vasili (0738 540 9542) of this office.

Yours faithfully,



Gerald Eve LLP

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Enc. As above via the Planning Portal