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For the attention of: Laura Dorbeck

Our ref: U0019055/NDA/SNA

Your ref: PP-11766043

13 December 2022

Dear Sir / Madam

Victoria House, 37 – 63 Southampton Row, London, WC1B 4DA
Application for the discharge of Condition 7 (Air Quality Assessment) pursuant to Planning Permission ref. 2022/3480/P

On behalf of our client, Oxford Victoria House Limited, we submit an application for the approval of details required by Condition 7 (Air Quality Assessment) of planning permission ref. 2022/3480/P dated 10 November 2022.

Planning Background

Planning permission was granted on 10 November 2022 (ref: 2022/3480/P) for:

“Installation of new roof top plant, louvred screens, external louvres and alterations to roof level amenity space.”

Condition 7 of permission 2022/3480/P

Condition 7 states:

“Prior to commencement of development, excluding site preparation work:

a) A detailed Air Quality Assessment including any appropriate mitigation, shall be submitted to and approved by the Local Planning Authority in writing.

b) If required, full details of any 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 boiler stacks 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.”

An Air Quality Assessment, prepared by Air & Acoustic Consultants (AAC) and dated December 2022 has been prepared and is submitted against Condition 7. The air quality impacts have been assessed against European, national, regional and local policy and guidance. The report sets out the method of assessment, the baseline conditions, details of the operation of the development and mitigation measures proposed to be implemented.

The report concludes that the impacts of the operational development would not be significant. Notwithstanding, a filtration system will be adopted to ensure that air quality meets the relevant air quality objectives and standards.

Application documentation

The following documents are enclosed to discharge this condition:

- Application Form, prepared by Gerald Eve LLP; and
- Air Quality Assessment, prepared by ACC dated December 2022.

The planning application fee of £148.20 (inclusive of a £32.20 planning portal admin fee) has been paid separately, following submission of the application on the Planning Portal.

We trust that this letter satisfies the requirements for Condition 7. We look forward to receiving confirmation the application is valid. In the meantime, should you have any queries, do not hesitate to contact Natalie Davies (ndavies@geraldev.com) or Shams Namazie (snamazie@geraldev.com).

Yours faithfully,



Gerald Eve LLP