

Application ref: 2022/1182/P  
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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Stephenson House**  
**75 Hampstead Road**  
**London**  
**NW1 2PL**

Proposal:

Details required by condition 31 (mechanical ventilation system and NO2 filters) dated 02/07/2018 (for Variation of condition 2 of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works)

Drawing Nos: (1640-150-)01A Rev C3; 02A Rev C5; 02.5 Rev C5; 03A Rev C3; 04A Rev C10; 05A Rev C11; 06A Rev C3; 07A Rev C3; 08A Rev C2; 09, 09.1, 09.2 and 09.3 Rev C3; 10A Rev C3; 11A Rev C3; 12 Rev C2 and 13 Rev C1.

1640-M10A Rev C4.

(1640-400-)01-LG Rev C5; 02-LG Rev C7; 03-G Rev C9; 04-G Rev C10; 05-1 Rev C5; 06-1 Rev C7; 7-2 Rev C5; 8-2 Rev C5; 9-3 Rev C5; 10-3 Rev C5; 11-4 Rev C5; 12-4 Rev C5; 13-5 Rev C5; 14-6 Rev C5; 15-7 Rev C4; 16-7 Rev C4 and 17-8 Rev C2.

(1640-500-)01-LG Rev C4; 02-LG Rev C4; 03-G Rev C4; 04-0G Rev C5; 05-1 Rev C4; 06-1 Rev C4; 07-2 Rev C4; 08-2 Rev C4; 09-3 Rev C4; 10-3 Rev C4; 11-4 Rev C4; 12-4 Rev C4; 13-5 Rev C5; 14-6 Rev C3; 15-7 Rev C3; 16-7 Rev C3; 17-R Rev C3 and 18-R Rev C3.

1640-501-R Rev C2.

(1640-600-01-)09-11 Rev C2; 12 Rev C5; 13 Rev C4; 14 Rev C7; 15 Rev C3; 16 Rev C3; 17 Rev C6; 18 Rev C7; 24-25 Rev C2 and 32 Rev C3.

(1640-700-)01-LG Rev C5; 02-G Rev C6; 03-1 Rev C6; 04-2 Rev C6; 05-3 Rev C6; 06-4 Rev C6; 07-5 Rev C6; 08-6 Rev C6; 09-7 Rev C6; 10-LG Rev C3; 11-G Rev C5; 12-1 Rev C5; 13-2 Rev C5; 14-3 Rev C4; 15-4 Rev C4; 16-5 Rev C4; 17-6 Rev C4 and 18-7 Rev C4.

(1640-SK)01-LG Rev C1; 02-G Rev C2; 03-G Rev C2; 04-1 Rev C1; 05-1 Rev C1; 06-2 Rev C1; 07-2 Rev C1; 08-3 Rev C1; 09-4 Rev C1; 10-5 Rev C1; 11-6 Rev C1; 12-7 Rev C1; 13-7 Rev C1; 14-Core 1 Rev C2 and 15-17 Rev C1.

ARM Environments Technical Information (NO2 filter details), Outdoor Air Quality Report, EVOMAX 100kW technical details.

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

Informative(s):

1 Reasons for approving details.

Condition 31 requires full details of the mechanical ventilation systems including air inlet locations and details of NOx filters (where necessary). Details are given of all the uses/parts of the development. Of most interest to officers is the residential component. All 17 of the apartments would have a heat recovery ventilation unit with extract air from bathrooms and kitchens and with fresh air to living room space.

A flue outlet is to be provided on the commercial roof for the gas-fired hot water heaters and a flue outlet on the residential roof for the residential gas-fired boilers both discharging upwards - 1 metre clear of adjacent wall or plant. The air intakes are to be located on the perimeter of the property with the commercial air intakes on the external perimeter wall line and the apartments to the front balconies to the underside of the balconies. There are significant distances between flue outlets in the vertical and air intakes in the horizontal to enable sufficient air dilution.

The applicant set up the measurement of the external air NO2 levels at each of the 2nd floor apartment balconies (closest balconies to Hampstead Road) adjacent to the air intake points. The test results were in the range of 37-40 micro grams/m<sup>3</sup> NO2 against a UK compliance figure of 40 micro grams/m<sup>3</sup> NO2. Given Camden's requirement to provide a design solution to protect the internal air quality and noting the significant amount of construction over the 10-15 years for HS2 at Euston, the proposal is to protect the immediate internal air quality for the residents by provision of NO2 air filters, which would be installed within the heat recovery ventilation units in each apartment, prior to occupation. This is also considered to be effective in relation to other airborne pollutants, and a suitable internal air quality position will be provided for.

The Council's Sustainability Officer reviewed the details and states that there is new LAEI 2019 modelling for the whole of London. This shows that the site is mostly within the range of 37-40µg/m<sup>3</sup> for NO2 (as found by the applicant's monitoring) with the front elevation close to a polluted road. At over 38µg/m<sup>3</sup> the Council would want design solutions and/or mitigation to protect the internal air quality for the residents. As the residential elements of the scheme are from

floors 2 and above and NO2 dissipates at height, it is considered that the proposals (which include NO2 air filters) would be a suitable solution.

On this basis, the details would protect the amenity of residents in accordance with policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2018/0663/P granted on 02/07/2018, which need details to be submitted, have been approved.

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