

Application ref: 2022/5407/P
Contact: Kate Henry
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Date: 23 January 2023

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Gerald Eve LLP
One Fitzroy
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
296-302 Lincoln House
High Holborn
London
WC1V 7JH

Proposal:

Details of air quality monitors required by condition 7 of planning permission 2018/3105/P, dated 12/03/2020 (for: Partial demolition and extensions at rear and new plant; change of use of ground floor to provide 2 x A1 units and the remainder in B1a use; associated works)

Drawing Nos: Cover letter, dated 28/11/2022 (Gerald Eve); Air Particle (Dust) Baseline Monitoring Report (23 August 2022 to 22 November 2022), dated 24/11/2022 (Hann Tucker Associates)

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

Informatives:

1 Reasons for granting:

This application seeks to discharge condition 7 of planning permission 2018/3105/P, dated 12/03/2020. The condition requires the submission of details of the air quality monitors, including the location, number and

specification of the monitors, and 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.

A Particle (Dust) Baseline Monitoring Report, prepared by Hann Tucker Associates, has been submitted. The report also sets out that two monitors in acceptable locations have been in place for three months prior to submission. The Council's Air Quality Officer has reviewed the report and is satisfied that it meets the requirements of the condition.

The proposed development is in general accordance with Policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 3a (windows and doors details), 3b (samples of facing materials) [insofar as it relates to the proposed works other than the shopfront], 13 (bird and bat box locations), 14 (sound attenuation details), 16 (retail signage details) still require details to be submitted for approval.

Condition 9 (tree protection measures) is pending determination under application reference 2022/3450/P.

Condition 8 (mechanical ventilation system details) is pending determination under application reference 2022/5169/P.

Condition 12 (green wall details) is pending determination under application reference 2022/5406/P.

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



Daniel Pope
Chief Planning Officer