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Development Management

Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Your reference 2021/5761/P
Direct line 020 7087 5159
Email Matthew.oconnor1@jll.com

Via Planning Portal – PP- 11849474

23rd January 2023

Dear Sir/Madam,

Taracove Limited | 18 Stukeley Street, London, WC2B 5LR. Application to discharge condition 13 of planning permission 2021/5761/P.

We write on behalf of the applicant, Taracove Limited ('The Applicant') to submit an application to discharge condition 13 of planning permission dated 25th of February 2022 (Ref: 2021/5761/P).

This application comprises the following documents which have been submitted online via the Planning Portal:

- Application fee of £116 (paid via Planning Portal),
- Discharge of condition application form,
- Drawings:
 - A1-TPS-18SS-A5-3-M-(A) – Apartment 5, 3rd Floor Mechanical Services Layout;
 - A1-TPS-18SS-A6-4-5-R-M-(A) – Apartment 6, 4th, 5th & Roof Level Mechanical Services Layout;
 - A1-TPS-18SS-A7-4-5-R-M-(A) – 4th, 5th & Roof Level Mechanical Services Layout;
 - 18STU-TFO-AR-4401 - Facing Materials; and
 - TPSLLP-18SS-DIS- Drawing Schedule.
- Elevation:
 - 18STU-TFO-AR – 1301 – Northwest Elevation; and
 - 18 STU-TFO-AR- 1302 – Southwest Elevation.
- Q-Plus-High-Flow-Brick-Plastic (*Product specification*); and
- H200 Q Plus – DO_5423_Iss_05 (Heat Recovery Ventilation Units product manual).

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Condition 13

Condition 13 of permission 2021/5761/P reads as follows:

“Prior to commencement of development (excluding demolition and site preparation works) on site, full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and other relevant sources of emissions 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.

Reason: To protect the amenity of residents in accordance with London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan 2017.”

The ventilation system is illustrated within the associated mechanical drawings and the provided product manual (H200 Q Plus -DO_5423_Iss_05)). Filters are located within the internal ventilation system and should be replaced at least annually, and filters must be replaced with like for like replacements, as failure to do so would result in changed system airflows. The following filters are acceptable for a like for like replacement:

- 2 Standard G4 panel filters - XP2010173 (Part number)
- 1 F7 panel filter & 1 G4 panel filter - XP2010174 (Part number)
- 1 Slim G4 pre-filter, optional for use with F7 filter - XP2010172 (Part number)

Air bricks will ensure there is a readily available supply of air intake and exhaust. The brick is a Q Plus High Flow brick (Plastic, RAL 1001-Sand). The locations of these bricks are highlighted in pink within the accompanying elevation drawings. The building's façade will be preserved, as the materiality of the air bricks are in keeping with the façade. The product specification is outlined within the Q-Plus-High-Flow-Brick-Plastic document, which should be viewed alongside this covering letter.

In view of the above and the enclosed, we trust that Condition 13 can now be part discharged. I look forward to receiving confirmation that the information is acceptable to discharge the condition when the decision notice is issued. In the meantime, if you require information, please do not hesitate to contact Matthew O'Connor of these offices on 07752467007 or Blythe Dunk also of these offices on 07912 120627.

Yours faithfully,

Jones Lang LaSalle Ltd

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