

Application ref: 2021/0705/P
Contact: David Fowler
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Date: 16 February 2023

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DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Arthur Stanley House
40 - 50 Tottenham Street
London
W1T 4RN**

Proposal:

Details required by condition 24 (Mechanical Ventilation Specifications) of planning permission reference 2017/4306/P dated 30/08/18, as varied by permission ref 2020/1547/P dated 08/01/21 (for refurbishment of the existing eight storey Arthur Stanley House (ground plus seven storeys, with two lower ground floor levels), reconfiguration of the seventh floor and extension at the rear of the building and construction of a four storey plus basement new build element to the rear facing Tottenham Mews to enable a change of use from healthcare (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1) / healthcare (Class D1) floorspace at ground and first floor levels and 10 residential units (Class C3) (2 x 1 bed (private); 6 x 2 bed (private); 2 x 3 bed (social rented)) and associated landscaping fronting Tottenham Mews.)

Drawing Nos: Cover letter (DP9) 12th February 2021, Planning Conditions Response_24 Mechanical Ventilation Rev 02 (AHMM) Feb 21, Email from agent 14/04/2022.

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

Informative(s):

1 Reason for approval:

Full details of mechanical ventilation have been submitted. The Council's Air Quality Officer was consulted and is satisfied with the proposals. The site is located in an area in the 37-40µg/m³ for NO₂ range which concurs with the modelling in the AQA. Officers agree with the conclusion in the report that the location is APEC A and therefore air inlet locations without filtration are suitable for both commercial and residential at all floors. Therefore the scheme will not harm local air quality and the condition can be discharged.

The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CC4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 11 (water use), 16 (acoustic report) and 21 (PV panels) of planning permission granted on 30th August 2018 (ref 2017/4306/P) are outstanding and require details to be submitted and 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 blue rectangular background.

Daniel Pope
Chief Planning Officer