

Application ref: 2023/0356/P
Contact: Laura Dorbeck
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Date: 28 February 2023

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JLL
30 Warwick Street
London
W1B 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
18 Stukeley Street
London
WC2B 5LR

Proposal:

Details of mechanical ventilation system required by condition 13 of planning permission ref. 2021/5761/P approved 18/01/2023 for the demolition of existing 4th floor extension and erection of new 2 storey extension to create 2 additional residential units (Class C3), with a roof terrace.

Drawing Nos: 18STU-1301 3-04, 18STU-1302 3-04, 18STU-4401,
A1/TPS/18SS/A5/3/M, A1/TPS/18SS/A6/4&5/M, A1/TPS/18SS/A7/4,5&R/M, Q Plus
High Flow Brick - Plastic manufacturer's specifications, Titon ventilation system
manufacturer's specifications and cover letter dated 23/01/2023.

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

Informative(s):

1 Reasons for granting approval-

Condition 13 required full details of the mechanical ventilation system, including air inlet locations and details of filters to be submitted for approval by the Local Planning Authority.

Such details have been submitted which include detailed drawings of the mechanical services layouts across the new floors, product specifications of the heat recovery ventilation units and details of the proposed filters. The air inlets would be located at a high level away from busy roads and other sources of emissions which would protect internal air quality. The applicant has confirmed that the replacement of the filters would be the responsibility of future occupants and all systems manuals would be left in the new flats following completion. The details have been reviewed and confirmed to be acceptable by the Council's Sustainability Officer and are sufficient to safeguard the amenities of the adjoining premises and the area generally.

The full impact of the proposals was assessed as part of the determination of the original application.

As such, the details are in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (detailed drawings and samples of materials), 14 (evidence of installation of NO2 filtration system) and 17 (details of PV panels) of planning permission granted on 18/01/2023 under ref. 2021/5761/P are outstanding and require details to be submitted and approved.

Details have been submitted for conditions 7 (details of privacy screens) and 15 (green roof details) and are under consideration.

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