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Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): TYBALDS ESTATE, NEW NORTH STREET, LONDON, WC1N 3JT (REF. 2021/3580/P)

APPROVAL OF DETAILS APPLICATION TO PARTIALLY DISCHARGE CONDITION 9 (AIR QUALITY)

We write on behalf of the London Borough of Camden Council ('Applicant'), to submit an application to partially discharge Condition 9 (Air Quality) in connection with development at Tybalds Estate, New North Street, London, WC1N 3JT (the 'Site'), secured by planning permission reference 2021/3580/P.

Background

On the 14th October 2022, planning permission was granted, following the completion of the shadow S106 agreement for:

"Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works." (ref: 2021/3580/P).

A number of pre-commencement conditions are attached to the consent and are required to be discharged prior to implementation of the development.

The Applicant intends to initially deliver the 10 underbuild affordable units, located in the converted existing floorspace at lower ground floor level of the existing Blemundsbury, Richbell and Falcon blocks. Associated hard and soft landscaping works are also proposed adjacent to these blocks. Submitted plan reference X-702 details the extent of the initial development.

The 'relevant part of the development', that this partial discharge application relates to is the delivery of the underbuilds and associated works (see submitted plan ref. X-702) at the Site. The condition will be further discharged when further development comes forward on the site.

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Condition 9 – Air Quality

In the Planning Permission (ref. 2021/3580/P), it states that Condition 9 requires:

“Prior to commencement of the relevant part of the development full details of the air quality shall be submitted to and approved by the local planning authority in writing. Such details shall include the location, number, and specification of the monitors, including evidence 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. Evidence should also be provided to demonstrate that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the relevant part of the development in accordance with the details thus approved”.

To partially discharge Condition 9 the following information has been submitted:

- Proposed Masterplan: Underbuilds delivery and associated works (drawing ref. X-702); and
- Air Quality and Dust Risk Assessment, prepared by Phlorum (January 2023).

The submitted Air Quality and Dust Risk Assessment (January 2023), submitted with this discharge of condition application, focuses upon the land associated with the delivery of the underbuilds and associated works and addresses the requirements of Condition 9, relevant to the delivery of the underbuilds.

I trust that this provides you with all of the required information, however if you have any queries, please contact me on the below details.

Yours faithfully,

L. Freeman

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