



GERALDEVE
A NEWMARK COMPANY

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldeve.com

London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

Our ref: NDA/SHIN/HSCO/U0019190
Your Ref: PP-12733103

22 January 2024

Dear Sir/ Madam,

**Application for Full Planning Permission
Town and Country Planning Act (As Amended) 1990
20 Triton Street, London, NW1 3BF**

We write on behalf of our client, British Land, to submit a planning application in respect of the installation of a bottle store within the courtyard to the north east of 20 Triton Street and associated pipework.

A full planning application has been submitted via the planning portal, for the following works:

“Installation of a bottle store within the courtyard to the north east of 20 Triton Street and associated pipework at 20 Triton Street.”

Further details of the proposals are set out within this letter.

The Site

The Site consists of courtyard space located to the north east of 20 Triton Street and the east part of the 20 Triton Street building.

20 Triton Street is in a central location located off Triton Street and Osnauburgh Street. 338 Euston Road is located to the south, across Triton Street.

The courtyard itself is currently used for ad hoc storage by the maintenance staff and the previously approved bottle store. The yard space is accessed via a secure gate off Triton Square, which itself is a pedestrianised street providing access to the wider Regent Place campus.

20 Triton Street is located within the Regent Place campus which is home to various commercial businesses, with coffee shops and restaurants at the lower levels to provide amenities for the employees in the area.

The commercial operators are predominately office based however with the rise of the popularity and success of the Knowledge Quarter, there is an increasing demand for laboratory spaces within the campus.

The lawful use of 20 Triton Street is Class E, and it is proposed that some of the floors will convert to laboratory spaces to facilitate this demand. Both office use and laboratory use fall under Class E and therefore do not require planning permission for a change of use. This planning application for an external bottle store and associated pipework directly relates to the use of this building as lab spaces.

Planning History

On 28 November 2022, planning permission (ref. 2022/3490/P) for:

“Installation of a bottle store to the rear.”

Whilst a bottle store has been installed, this needs to be upgraded to allow for a more efficient use of the store and allow direct connection into 20 Triton Street.

Proposals

British Land are seeking to install bottle storage cages in the courtyard space to the north east of 20 Triton Street alongside stainless-steel pipes which will connect the bottle store with the laboratories within 20 Triton Street. This will negate the need for tenants within 20 Triton to go down to the courtyard area to access the bottles and is a more efficient approach.

The proposed cage is similar to the cage approved as part of planning permission ref. 2022/3490/P and will sit in front of the existing planter. It will feature a metal frame with a corrugated metal roof, horizontal ‘Hit and Miss’ style metal panels and horizontal ‘Hit and Miss’ style panel doors. In addition, the doors will feature a waterproof mechanical lock and internal lighting.

Unlike the previous bottle store application (ref. 2022/3490/P) which proposed wooden doors, the upgraded bottle store will be a metal structure, with metal doors and panels, as wood is not a permissible for a gas bottle store as it must be made from a fire-resistant material. The bottle store requires panelled wall structure rather than a solid wall structure as it needs to maintain natural ventilation.

Gas manifolds will be installed within the store with pipework running across the front of the existing planter and round onto the existing brick-built wall around the theatre before rising to a higher level to enter the second floor of 20 Triton Street, through 28mm orbitally welded stainless pipework.

The cages which sit within the store will be fitted with suitable cylinder brackets and chains to support the cylinders when in use. They will be large enough to hold 3 banks of 6 cylinders and the changeover manifold to allow for duty and standby operation. Spares and empties will also be housed within the bottle store.

The cages will be fitted with safety signage, indicating the gas in the cage and associated hazards.

The bottle store will only house inert laboratory gases which are not flammable.

The exact number of deliveries is partly dependant on the science processes which the tenant will use. From comparable sites however, together with the proposed design, the frequency of deliveries is estimated to be every other day. Due to the low quantity of bottles required and the location of the facility, the size and

weight of the delivery vehicles are expected to be the smallest in the fleet. These deliveries will take place outside of peak times and the impact in highway terms will be negligible.

The bottle store is required to be at ground level by the delivery companies and having considered the various options this has been deemed the most appropriate location both from an operational perspective and minimising any prospective disruption.

The unit will be fixed to the floor however it ultimately not a permanent structure and can be dismantled and moved if not longer required.

Please refer to the submitted drawings and images for further information.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

The statutory development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 comprises:

- The London Plan (2021); and
- The London Borough of Camden's Local Plan (2017).

The key planning considerations affecting the Proposed Development primarily relate to design and supporting the business function of the area.

Design

Camden Local Plan Policy D1 states that the Council will seek to secure high quality design in development. Relevant to this application, the Council requires that development:

- Part (a) respects local context and character;
- Part (d) is of sustainable and durable construction and adaptable to different activities and land uses;
- Part (e) comprises details and materials that are of high quality and complement the local character; and
- Part (i) is secure and designed to minimise crime and antisocial behaviour.
-

Economy

Camden Local Plan Policy E1 states that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. Relevant to this application, the Council will:

- Part (e) support the development of Camden's health and education sectors and promote the development of the Knowledge Quarter around Euston and King's Cross while ensuring that any new facilities meet the other strategic objectives of this Local Plan.

Planning Assessment

The bottle store comprises of a high-quality metal structure with horizontal 'Hit and Miss' style panels and doors with a waterproof mechanical code lock for security. 'Hit and Miss' style doors and panels have been used as it is more

aesthetically pleasing than a standard structure, this also allows for natural ventilation. No part of the structure features wood as this is not permissible for a gas bottle store.

The proposed unit has been designed so it fits comfortably within the courtyard to the north east of 20 Triton Street. It is situated so there will be limited visibility from the street behind the gates which leads onto Triton Square.

Consideration has been afforded to safety and security with the proposed lock and the unit's location within a secure, gated maintenance yard.

The proposal has been sensitively designed and meets the overall objectives of Local Plan Policy D1 which requires developments to respect the surrounding context, utilise durable and high-quality materials and ensure they are secure.

It is worth noting the installation and operation of the bottle store will cause minimal disruption to the neighbouring residential properties. In addition, the traffic and public parking in the area will not be affected.

The storage unit will also facilitate the use of Regent's Place laboratories. As set out in Policy E1 the Council are seeking to support the health and education sector and promote associated development.

The principle of a bottle store in this location has been approved as part of planning permission ref. 2022/3490/P. Therefore, this improved design should be considered acceptable by LB Camden and approved without delay.

Application Documents

The full planning application has been submitted online via the planning portal. The following documents support the planning application:

- Application Form and certificate B completed,
- CIL Form;
- Location Plan;
- Site Plan;
- Plans and elevations; and
- Long elevation showing pipe route.

The requisite planning application fee of £357 (including £64 service charge) has been paid via Planning Portal.

If you have any questions regarding the application, please do not hesitate to contact Sophie Hinton (Sophie Hinton (020 3486 3493 / SHinton@geraldeve.com) or Hannah Scott (020 7518 7271 / HScott@geraldeve.com at this office.

Yours faithfully



Gerald Eve LLP