

Application ref: 2024/0248/P
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Development Management
Regeneration and Planning
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planning@camden.gov.uk
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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Triton Street
London
NW1 3BF

Proposal:
Installation of bottle store within courtyard to north east of 20 Triton Street including associated pipework to east elevation of 20 Triton Street.

Drawing Nos: P23111 03 00 PL C; P23111 02 00 PL C; P23111 01 00 PL A; P23111 00 00 PL A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

P23111 03 00 PL C; P23111 02 00 PL C; P23111 01 00 PL A; P23111 00 00 PL A

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting permission:

The site consists of a courtyard space, located to the north east of 20 Triton Street, and which is accessed via a secure gate off Triton Square. To the north and west of the site is a residential block and to the east is an electricity sub-station.

The application seeks permission to install a bottle store in the courtyard space as well as pipework to 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. A smaller bottle cage was previously approved under ref. 2022/3490/P.

The bottle cage would measure approx. 8.2m by 3.3m and would be 2.3m high and would sit in front of an existing planter (1.5m high). It would feature a metal frame with a corrugated metal roof, perforated metal panels and doors. The size and detailed design of the bottle store is considered appropriate for the proposed use. Due to the location of the courtyard, there would be limited visibility of the bottle store from the public realm. As the store would project 0.8m above the height of the existing planter, it would not harm views from the gardens of the residential block to the north.

The pipework would be 28mm stainless steel and would run across the front of the existing planter and round onto the existing brick-built wall around the Diorama theatre before rising to a higher level to enter the second floor of 20 Triton Street. Given the size of the pipework, this element of the proposal is considered 'de minimis' and the pipe route is considered appropriate.

Given the location of neighbouring properties windows, the impact on neighbouring amenity from the bottle store would be minimal in terms of loss of daylight, sunlight or harm to outlook. While the delivery of bottles to the bottle store may result in some additional noise, the duration of such noise would be limited and so would not be expected to harm neighbouring amenity.

The cages would be fitted with safety signage, indicating the gas in the cage and associated hazards. The bottle store would only house inert laboratory gases which are not flammable.

The frequency of deliveries to the bottle store 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 would take place outside of peak times and the impact in highway terms would be negligible.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies D1, E1, C5, A1 and A4 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer