

Application ref: 2022/0949/P
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DP9 Ltd
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Triton Square & St Anne's Church
London
NW1 3DX**

Proposal:

Details of Remediation Verification Report for 'Longford Place' (to the north of 1 Triton Square) required by Condition 12 of permission ref: 2016/6069/P dated 21/11/2017 for the 'Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (Class B1) with relocated plant above, creation of roof terraces at 6th floor level, reconfiguration of ground floor including infill of Triton Square Mall including flexible retail (A1, A3 and A4), affordable workspace (B1) and reprovision of gym (D2); erection of part 6, part 9 storeys residential building to provide 22 flats (10 x 3-bed, 11 x 2-bed and 1 x 1-bed) (Class C3) following demolition of St Anne's Church (Class D1)...'

Drawing Nos: Ground Contamination Verification Report - Longford Place prepared by Arup dated 25 February 2022; Results of further soil verification testing at Longford Place prepared by Arup dated 20 September 2024

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

Informative(s):

1 Reasons for granting approval

A verification report for Longford Place (an approved garden to the north of the 1 Triton Square) has been submitted. The verification report provides details of the development and provides evidence that the remediation strategy has been implemented. This has been reviewed by the Council's Contaminated Land Officer. Initial concerns were raised with test results which showed elevated total petroleum hydrocarbon (TPH) concentrations in the imported topsoil (in-situ) material. Further testing has shown that the results from the previous testing were erroneous, with no evidence of elevated concentrations nor contamination reported within the recent phase of sampling. The Contaminated Land Officer is satisfied that no unacceptable risk remains on site, with testing confirming concentrations of TPH (and other contaminants) are below screening criteria, with no visual or olfactory evidence of gross contamination/hydrocarbons.

Based on the remediation works implemented it is considered that a safe development has been achieved and the submitted details demonstrate that future occupiers of the development would be protected from the possible presence of ground contamination arising in connection with the previous use of the site.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies C1, A1 and DM1 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17) which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer