

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

Our ref: NDA/SHIN/HSC/U0028940  
Your Ref: PP-13540673

14 February 2025

**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 Plc ('the Applicant'), to submit a full planning application for the installation of two extract fans, associated ductwork and a flue externally at the Level 10 roof of 20 Triton Street, London, NW1 3BF ('the Site'). The external installations are required to accommodate new lab functions at Level 2 of the building.

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

**"Installation of two extract fans, associated ductwork, and a flue at the Level 10 roof of 20 Triton Street and associated works at 20 Triton Street"**

Further details of the proposals are set out within this letter and the submitted drawings and Design and Access Statement, prepared by Gensler Architects.

**The Site**

The Site consists of the Level 10 roof of 20 Triton Street.

20 Triton Street is in a central location located off Triton Street and Osnaburgh Street. Osnaburgh Street connects to Euston Road, which is close to Euston and Kings Cross Train Stations.

The Site 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 base however with the rise of the popularity and success of the Knowledge Quarter, there is an increasing demand for lab spaces within the campus.

**Planning History**

Relevant and recent planning history is set out as follows.

On 25 April 2024, planning permission (ref. 2024/0248/P) was granted for:

**“Installation of bottle store within courtyard to north east of 20 Triton Street including associated pipework to east elevation of 20 Triton Street.”**

On 25 January 2023, planning permission (ref. 2022/4414/P) was granted for:

**“Installation of plant within enclosure at Level 2.”**

On 28 November 2022, planning permission (ref. 2022/3491/P) was granted for:

**“Installation of louvres at level 2.”**

On 20 May 2011, planning permission (ref. 2011/1002/P) was granted for:

**“Use of flat roof as roof garden for adjoining second floor office (Class B1a) with associated works including erection of two habitat walls, wind screen and insertion of door to east second floor elevation of office building.”**

The lawful use of the second floor is office, now known as Use Class E under the Use Classes Order (2020).

## **Proposals**

British Land are seeking to install two extract fans, associated ductwork and an extract flue externally at the Level 10 roof of 20 Triton Street to support the new lab functions proposed at Level 2 of the building. The proposed description of development is as follows:

**“Installation of two extract fans, associated ductwork, and a flue at the Level 10 roof of 20 Triton Street and associated works at 20 Triton Street.”**

The proposed works are required to facilitate the installation of a ducted fume cupboard system at Level 2 of 20 Triton Street. This installation seeks to accommodate laboratory requirements for potential new tenants.

The extract fans, ductwork and extract flue are proposed on the Level 10 roof, where it would have a limited impact on existing tenants. The air quality would not be affected.

The plant will sit beneath some existing structures and columns at this level reducing visibility. In addition, there is a screen around the Level 10 roof which most of the proposed installations will sit behind. The flue will rise 3m above roof level.

Planning permission is not required for the change of use from office to lab spaces as both uses fall under Class E. However, the extract fans, ductwork and flue are external; therefore, planning permission is required for their installation.

Please refer to the drawings and Design and Access Statement, prepared by Gensler Architects for further information.

## Planning Policy Context

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)
- The London Borough of Camden's Local Plan (2017)

The Council consulted on the draft new Local Plan from 17 January to 13 March 2024. The Council are currently considering all the responses received and will publish an updated version of the Local Plan for further consultation in Spring 2025.

The key planning considerations affecting the Proposed Development are considered to include design and amenity (including Noise and Air Quality). The relevant policy background and considerations are set out below.

## Planning Assessment

### *Design*

London Plan Policy D3 also states that development should 'enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions'.

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 (b) preserves or enhances the historic environment and heritage assets;
- Part (c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- 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;
- Part (k) incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping; and
- Part (o) carefully integrates building services equipment.

The extract fans, ductwork and flue are proposed to be located on the Level 10 roof. The proposed installations will sit beneath some existing structures and columns reducing visibility. There is a screen around the Level 10 roof which most of the proposed plant will sit behind excluding the extract flue which will extend 3m above roof level.

The proposed location of the installations will ensure there is no impact to existing windows and daylight for tenants. The proposal has been sensibly designed and meets the overall objectives of London Plan policy D3 and Local Plan policy D1.

## **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 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

The proposal will accommodate new lab functions at Level 2 of the building. This installation seeks to accommodate laboratory requirements for potential new tenants, following the departure of current occupiers.

## **Air Quality**

Camden Local Plan Policy CC4 states the Council will ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough. In addition, the Council will take into account the impact of air quality when assessing development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality.

The proposed extract flue is 3m above roof level and is not within a 20 m radius of surrounding buildings.

A Laboratory Feasibility Emissions Study has been prepared by Arup which has considered laboratory emissions from one stack associated with the proposed laboratory. The assessment has used dispersion modelling to determine the controlled emission rate of the stack for that would result in compliance with 10% of the Environmental Assessment Level (EAL). At these levels, it is considered any effects would be negligible and not significant at all human receptor locations.

## **Noise**

Camden Local Plan Policy TC4 part (i) sets out that the Council will consider the noise and vibration levels generated either inside or outside the site and the impact of these levels on the character, function, vitality and viability of a centre and amenity of nearby residential uses.

Camden Local Plan Policy A4 states that the Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.

A Noise Report has been prepared by Arup in relation to the installation of additional extract fans at the southwest corner of 20 Triton Street. The report sets out the locations of the nearest noise sensitive receptors (NSRs), and the survey locations used in the environmental baseline noise survey. Based on the survey, a limiting plant noise level to be achieved at the nearest noise sensitive

receptors to ensure compliance with the Camden's Lowest Observed Adverse Effect Level (LOAEL) value defined in the local policy, have been identified.

The Noise Report demonstrates compliance with Local Plan Policy TC4 as it establishes plant noise limits in line with local authority requirements and can therefore be operated without causing harm to amenity.

## Summary

This application seeks permission for installation of two extract fans, associated ductwork and a flue externally at the Level 10 roof of 20 Triton Street.

The proposed Level 10 roof level works are required to facilitate the installation ducted fume cupboard system on the second floor of 20 Triton Street. This installation seeks to accommodate laboratory requirements for potential new tenants.

The Level 10 roof is the ideal location for these installations as it is externally located and will provide easy maintenance access. There is also already a significant amount of plant equipment at this level.

The proposed equipment has been sensitively designed and is in keeping with the substation under construction and will not give rise to any amenity concerns. It is considered that the proposals accord with relevant Camden Development Plan policies.

## Application Documents

The requisite fee of £1,226.00 has been paid online via the planning portal. The following documents are submitted in support the planning application:

- Application Form (Certificate A);
- Noise Report, prepared by Arup;
- Laboratory Feasibility Emissions Study, prepared by Arup;
- Design and Access Statement, prepared by Gensler.
- Drawings, prepared by Gensler;
  - Location Plan;
  - Existing and proposed plans;
  - Existing and proposed elevations; and
  - Existing and proposed sections.

If you have any questions regarding the application, please do not hesitate to contact Sophie Hinton (Sophie.Hinton@nrmk.com) or Hannah Scott (Hannah.Scott@nrmk.com) at this office.

Yours sincerely,



## NEWMARK

m +44 787 911 0755  
t 020 3486 3493  
Sophie.Hinton@nrmk.com