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DIN



ENVIRONMENT

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 020 7278 4444  
Fax 020 7974 1975

Berwin Leighton,  
Attn. Good or IRT B86.1246  
Adelaide House,  
London Bridge,  
London,  
EC4R 9HA

Application No: PS9904132R1/  
Case File:M12/14X/A

26th November 1999

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
2 & 3 Triton Square, Regents Place, NW1

Date of Application : 20/04/1999

Proposal :

The erection of a 7-storey building comprising 25,866 sq.m. of B1 office space, including 44.1 sq.m. at ground floor level for use within Class A2, landscaping and servicing at basement level,  
as shown on drawing numbers 1946 00/ 001A, 002A, 003C, 010B, 013B, 105B, 107A, 108A, 201A & 202H; 203A, 204A, 208A, 209A, 210A, 220C, 221A, 222A, 223C, 241A, 242A & 243A; and  
Ove Arup: Transport Assessment.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

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- 1 The whole of the landscaping shown on drawing 1946 SK 101, including the planting of the tree shown between number 338 Euston Road and the site, shall have been completed by the end of the first planting season following occupation of the floorspace hereby permitted.
- 2 The facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the relevant part of the development is commenced.
- 3 Details of the proposed roof plant shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the relevant part of the development is commenced.
- 4 The areas shown on the approved drawing for servicing shall be used for the sole benefit of the occupiers of the building hereby approved and not for any other adjoining occupier.
- 5 The occupiers of the building hereby approved shall use a maximum of 13 carparking spaces at basement level. Of these a minimum of 3 shall be made accessible for persons with physical disabilities.
- 6 The provision of 50 cycle parking spaces shall be provided for occupiers of the building hereby approved before the building is occupied.

Reasons for additional conditions:

- 1 In order to ensure the entire development is completed as permitted.
- 2 To ensure that the Council may be satisfied with the external appearance of the building.
- 3 To ensure that the Council may be satisfied with the external appearance of the building.
- 4 To ensure the availability of the facilities in accordance with the approved scheme.
- 5 To ensure that the use of the building does not add to traffic congestion.

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- 6 To ensure the availability of the facilities in accordance with the approved scheme.

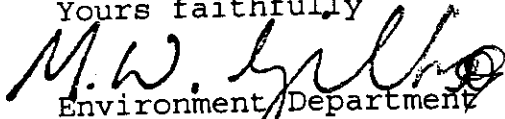
Informatives (if applicable)

- 1 The details required pursuant to additional conditions 2 & 3 should be submitted with the attached approval of details application form together with 5 sets of drawings and any other supporting information.

This application was dealt with by Sue Foster on 020 7974 2672.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

  
Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU