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16 November 2012

London Borough of Camden
Planning Services
Camden Town Hall
Argyle Street
London
WC1H 8EQ

Dear Sir / Madam

**2 – 3 TRITON SQUARE, REGENT'S PLACE, LONDON NW1 3AN
APPLICATION BY SANTANDER UK PLC FOR CREATION OF BANK BRANCH
PLANNING PORTAL REFERENCE : 02305861**

I am instructed by Santander UK Plc in respect of their Head Office property at 2 – 3 Triton Square. The property lies on the north side of Euston Road adjacent to the Euston Tower and forms part of the Regent's Place development. The property was constructed with the benefit of planning permission 99/04132/R1 which allowed the erection of a seven story building comprising 25,866 sq m of B1 office use, including 44.1 sq m at ground floor level for use within Class A2, landscaping and servicing at basement level. Whilst this permission has been implemented, a Class A2 bank branch has never been established at ground floor as a separate entity serving visiting members of the public.

Earlier in 2012 planning permission was granted for the installation of ATM's and amendments to the glazed shop front on the northern elevation (permissions 2012/0010/P and 2012/0013/P) together with associated signage. These permissions have now been implemented. The letter submitted with that application referred to the intention by Santander to create the new branch which was approved under the terms of the original permission (see above). Santander have now completed their design proposals for the new branch which will exceed the floorspace limit of 44.1 sq m described in the original planning permission. Accordingly these applications are submitted for the creation of a larger Class A2 bank branch fronting the north side of 2 – 3 Triton Square to complement the range of services available in the area, together with associated external alterations and signage.

Please find enclosed herewith the following documentation which, in addition to this letter, constitutes the planning and advertisement applications:

- i) Planning application form;
- ii) Certificate A (integral to (i) above);
- iii) Agricultural Holdings Certificate (integral to (i) above);
- iv) Site location plan PLA2011/0261/01 at 1:250 scale;
- v) The following Drawings:
 - Ground Floor plan and elevation TSQ-GRD-BRANCH OPTION 1
 - Main Access Detail TSQ-GRD-MAIN ACC
 - Signage Details TSQ-GRD-DET
- vi) A copy of planning permission 99/04132/R1;
- vii) A copy of planning permissions 2012/0010/P and 2012/0265/A;
- viii) A Design and Access Statement;
- ix) A CIL additional information form;
- x) Cheques made payable to Camden Council to the sum of £430.

Whilst the application has been submitted via the Planning Portal, a copy of this letter together with the cheques referred to above has been delivered to you Council by course of post.

Santander UK Plc

The Santander Group is one of the world's largest international financial services companies, operating in over 40 countries with more than 69 million customers. It has the largest branch network of any international bank with over 10,800 branches. Abbey National, one of the largest mortgage and savings providers in the UK, joined the Santander group in 2004, re-branding as Santander in 2009.

The Proposed Development

Santander UK Plc's Head Office is situated at 2 – 3 Triton Square, regent's Place. The bank occupies the entire building for administrative Head Quarter office purposes. Santander wish to maximise the benefits of their Headquarter office location by establishing a Class A2 bank branch at ground floor level. This branch would provide services to Santander's employees and to visiting members of the public. Whilst it could be argued that such a branch would be ancillary to the primary use of the property, as the original planning permission granted specific permission for a Class A2 branch of a certain size, Santander are applying for a further specific permission for the proposed larger Class A2 use. This permission is only required because the floor space proposed exceeds 44.1 sq m which is the limit set out in the description of development in the original planning permission, albeit there is no condition which otherwise applies any restrictions on the branch.

The proposals also include physical changes to the north elevation to allow the introduction of an improved customer entrance. The existing revolving door will be removed and the space filled with glazing to match the existing. Under the previous proposals, this entrance was to have been altered and new sliding doors introduced.

It is now proposed for a new entrance to be created slightly to the left of this location which will also include automatic sliding doors. This small change has no real impact on the design of the elevation and will continue to ensure easy access is provided for the physically infirmed, disabled or those hampered by push chairs or shopping trollies. The plans also show two external ATM's but as these have been previously approved and implemented they do not form part of this application.

Regent's Place

Regent's Place is a managed estate on the north side of Euston Road situated between Great Portland Street and Warren Street Underground Stations. It comprises some 185,000 sq m of office and residential space focussed around a community hub, which hosts an array of regular events. There are a range of amenities offered to workers and residents in the development at ground level throughout the scheme, although these are predominantly situated along Triton Street / Triton Square. These amenities include a convenience store (Sainsbury's), restaurants, fast food outlets, hairdresser, other financial services, health club, children's nursery and Santander's ATM's. Santander wish to add to these services by providing an additional Class A2 bank situated at the western end of the frontage. The branch will extend to about 220 sq. m and will utilise the existing doorway for access. The signage has also been previously approved (advertisement consent 2012/0265/A).

Conclusions

It is my conclusion that this proposal will improve accessibility to local financial services in Regent's Place for workers, residents and those passing through. It will augment the existing range of services available, improving competition and will make a positive contribution to the level of activity at ground level street frontage. Triton Square is a private thoroughfare and so there are no Right of Way issues. The proposals do not require any changes to be made to the existing building and the use has already been accepted in principle in the original grant of planning permission. This revised permission is sought simply because the floorspace proposed is larger than was previously approved.

I trust you will find the planning submission in order but if you have any questions or require further information please contact me (020 7344 6544) in the first instance.

Yours faithfully

A handwritten signature in black ink, appearing to read "Adam Pyrke".

**Adam Pyrke BA (Hons) Dip TP MRTPI
DIRECTOR
For and on behalf of Colliers International**