

RPW/DF/DP3562  
BY PLANNING PORTAL  
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**For the attention of Rachel English**

Dear Rachel,

**1,4,7 TRITON SQUARE, REGENT'S PLACE, NW1 3HF  
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR PROPOSED WORKS**

We write on behalf of our client, The British Land Company Plc, to submit a Lawful Development Certificate application for proposed works at the above property.

The application submission comprises of the following documents:

- Statement set out in this letter below;
- Application Form;
- Application Fee for £9,697;
- Decision Notice for Appeal ref. T/APP/X5210/A/90/163148/P5;
- Floor Area Schedule;
- Application Drawings and Drawings Schedule; and
- Photograph of the existing building.

**The Existing Building**

The site comprises a six storey building with raised roof level and basement, situated between Longford Street (to the north) and Triton Square (to the south), within Regent's Place. The building's upper floors are in office use (Class B1). From the first floor up to roof level, a large circular, central section of the office floor plate is atrium. A circular, raised roof structure is located above the atrium. There are servicing cores in each corner of the building on all floors.

**Context to the Proposal**

The British Land Company Plc is exploring refurbishment options for the building.

**The Proposal**

The proposal is to infill part of the atrium at second, third, fourth and fifth floor levels to create additional office floor space.



## Lawful Considerations

It is considered that the proposed partial infill of the atrium at second, third, fourth and fifth floor levels does not constitute 'development', as defined under Section 55 of the Town and Country Planning Act 1990.

The proposed works affect only the interior and would not affect the external appearance of the building, as shown on the enclosed plans. The proposed works therefore fall outside of the S.55 definition of development by virtue of S.55(2a) and so could be undertaken in isolation, without the requirement for planning permission. This application is submitted to confirm that the proposed works are lawful without a requirement for planning permission.

We trust this provides you with all of the information required to determine the application and look forward to receiving confirmation of validation. We would ask you to contact Dan Fyall at the above office if you require any further information.

Yours sincerely,

**DP9 Ltd.**

Encs.