

DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2016/5446/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

20 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town & Country Planning (Development Management Procedure) Order 2010  
Town & Country Planning (Environmental Impact Assessment) Regulations 2011

### **Request for Screening Opinion EIA Not Required**

Address:  
**1 Triton Square & St Annes Church Laxton Place**  
**London**  
**NW1 3DX**

Proposal:  
Request for Environmental Impact Assessment (EIA) screening opinion for works comprising extension of existing office building including reconfiguration of the ground floor and office entrance, infilling of the atrium and a three storey extension at roof level to provide 15,500 sqm of additional floorspace and erection of part 9 and part 6 storey residential block following demolition of St Anne's Church.

Drawing Nos:

The Council has considered your application and offers the following opinion:

The proposal falls within the description at paragraph 10b of Schedule 2 and exceeds the threshold of 0.5 hectares in column 2 of the table in Schedule 2 of the 2011 Regulations. Therefore the Council considers the proposal to be 'Schedule 2 development' within the meaning of the 2011 Regulations. Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Secretary of State has taken into account the criteria for screening Schedule 2

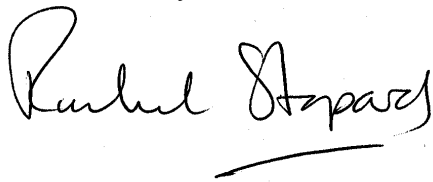


development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the characteristics of the potential impact.

Based upon the description of the development provided and the information provided in your submissions received, the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred by regulation 5(5) of the 2011 Regulations, the Council hereby considers that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the 2011 Regulations.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities

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