

DP4129

30 January 2017

Regeneration and Planning - Supporting Communities
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For the attention of David Peres Da Costa

Dear David,

**1,4,7 TRITON SQUARE AND ST ANNE'S
RESPONSE TO OBJECTIONS TO APPLICATION REF. 2016/6069/P**

We write on behalf of our client, British Land Property Management Limited, to provide the Applicant's formal response to the objections received in relation to the above planning application. The response is provided to relevant planning considerations raised within the following objections, which have been brought to the Applicant's attention:

1. Emma Gorman, 4 Laxton Place, London, NW1 3PT (29/11/2016, 23:55)
2. Bess Gorman, 4 Laxton Place, London, NW1 3PT (29/11/2016, 23:08)
3. Louise Morton, Quadrant Town Planning Ltd on behalf of Westminster Kingsway College (25/11/2016, 16:03)
4. Hayley Robinson, 32a Crayford Road, London N7 0ND (01/12/2016, 10:26)
5. Samson Bekele, Flat 28, Spinmaker House (01/12/2016, 16:23)
6. Rahel Yibrish, 6 St Michaels Flat, Aldenham Street (30/11/2016, 16:57)

Relevant planning considerations raised are considered in turn below.

Daylight & Sunlight and Overshadowing Impacts

The appended 'Daylight, Sunlight and Overshadowing' Letter (GIA, 06/01/2017) directly addresses and responds in detail to the points raised by Emma Gorman and Louise Morton concerning potential daylight, sunlight and overshadowing impacts resulting from the proposed development.

The appended GIA letter includes a response to the concerns raised by Louise Morton in relation to the potential daylight and sunlight impacts on the Westminster Kingsway College classrooms. As requested by the objector, the Applicant's daylight and sunlight consultant, GIA, has run an additional assessment in order to fully understand the potential impacts on daylight and sunlight levels within the College's building. Please refer to the letter for full details of the analysis, which concludes that the College will continue to enjoy high daylight and sunlight potential to the majority of its rooms and that the transgressions are minor and should be considered within the

intention and application of the BRE document (made further acceptable given the clear presence of artificial lighting within the building).

Emma Gorman and Louise Morton raised concerns in relation to potential overshadowing impacts of the proposal on the gardens of 1-4 Laxton Place and the external amenity space within the Westminster Kingsway College site. The appended GIA letter also responds to these concerns, concluding the amenity space will continue to have the ability to enjoy a high quantum of sunlight in the warmer months of the year, despite not meeting BRE guidance on the 21st March. Please refer to the appended GIA letter for full details.

Overlooking/Privacy Impacts

Emma Gorman and Louise Morton also raise concerns in relation to potential overlooking and privacy issues for 1-4 Laxton Place and the Westminster Kingsway College site, specifically the external nursery area. Please refer to the appended 'St Anne's Design Note: Overlooking' (Matthew Lloyd Architects, January 2017) which directly addresses and responds in detail to the points raised. Commentary on this issue was also included in the submitted Planning Statement and Design and Access Statement.

The note concludes that mitigation of overlooking has been included as a core consideration in the design development of the proposed affordable housing building. The proposals at St Anne's have been developed to limit overlooking and mitigate impact on current existing neighbouring buildings as far as possible, while at the same time creating a meaningful quantity of new high-quality affordable homes, a strong contribution to the streetscape and taking account of the future potential development of the Westminster Kingsway site.

Development of the proposals has been guided by planning and design officers' comments and responds to CPG6 (Amenity) guidance that recognises that some overlooking of outside spaces should be encouraged to provide passive surveillance and security of outside areas. A number of comparative examples have been included to demonstrate that the relationship between the proposed residential building and the Westminster Kingsway College external nursery area is a common condition in Camden and London more widely. The proposals on the St Anne's site provide a considered balance between protecting the privacy of neighbours and improving passive surveillance of adjacent spaces. Please refer to the appended note for full details.

Loss of St Anne's Church

Emma Gorman, Bess Gorman, Hayley Robinson, Samson Bekele and Rahel Yibrish all object to the loss of St Anne's Church. Justification for loss of the Church in planning policy terms, is set out in the submitted Planning Statement. The housing proposed on the St Anne's site is provided in response to Camden's planning policy requirement for a contribution to the supply of housing and, in particular, affordable housing for a development of this size in this central London location. Several of the objectors find the choice of Site unacceptable in principle and in response we wish to reiterate the extensive process and analysis that the Applicant undertook during the pre-application stage, in consultation with London Borough of Camden (LBC), as detailed in the submitted Housing Study and summarised below.

The Housing Study set out, in chronological order, the work undertaken and agreed during the pre-application process with the. This included consideration of 14 separate options against criteria agreed with LBC to test whether the residential area sought under Camden's mixed-use

policy DP1 could be accommodated either within the extended 1 Triton Square office building or elsewhere on the Regent's Place campus.

The quantum of residential floorspace explored was tested against the considerations contained within Policy DP1. In particular, the impacts of providing residential floorspace on the character of the Proposed Development, the quantum of the target of residential floorspace and the compatibility with the existing office uses of 1 Triton Square as required by Policy.

It demonstrated two important points, tested with a broad range of study options. Firstly, the extended 1 Triton Square building could not practically accommodate a residential element due to the impacts on the existing commercial floorspace and the quality of the dwellings created. Secondly, space in the surrounding area could not realistically be used due to the impacts on the public realm and the quality of residential floorspace created. This report concluded that providing dwellings on the St Anne's Church site was the most appropriate and practical option for providing homes on site. This was confirmed in the pre-application letter issued by LBC on 27th October 2016.

As part of the submitted Housing Study, an off-site Site Search was carried out by Lewis & Partners on behalf of the Applicant, for suitable sites within the vicinity of Regent's Place for conversion or redevelopment to provide affordable housing. The site search identified 41 potential sites within the Regent's Park ward and adjoining wards, with capacity for a minimum of 25,000 ft² (broadly equivalent to capacity of the St Anne's Church site). This included consideration of potential off-market opportunities as well as sites on the open market. No sites were identified which were suitable and available within the timescales required by the project, i.e. with an available freehold or minimum leasehold term of 99 years and the ability to achieve vacant possession in good time for the redevelopment.

The Church building is proposed to be replaced with a new building comprising 22 Affordable Housing units. A relatively high proportion of the new homes will be provided as family accommodation (45%), which will make a valuable contribution towards the Borough's priority land use (housing) and the specifically identified need for more affordable family homes in LBC and London more generally. In addition, the residential units and building as a whole are of a very high quality design, with all of the units being either double or triple aspect, and will provide high quality, affordable accommodation. 76% of the proposed units will be social housing whilst 24% will be intermediate housing (by Net Internal Areas), exceeding policy targets. All of the larger family sized units will be in socially rented tenure. The delivery of Social Rent ensures that the majority of units will be affordable to the maximum number of possible residents. In addition, 63% of the Social Rent provision is comprised of 3 bedroom units, ensuring that a large portion of the development is directly addressing LBC's and London's priority housing need for affordable, family housing. The affordable housing offer has been developed in discussion with LBC's Affordable Housing Development Coordinator to ensure that the proposed provision meets currently projected needs. The Applicant has also been in preliminary discussions with Registered Providers who have confirmed that the proposals are acceptable and have expressed an interest in acquiring the affordable units.

By way of further context, the Applicant served the current tenant of St Anne's Church, the Debre Genet Holy Trinity Ethiopian Orthodox Tewahedo Church (EOTC), with a notice to determine the lease in February 2016, in line with the terms of the lease. Since that time, the Applicant has twice agreed at the request of the EOTC to extend the lease, in order to provide the EOTC with more time to find alternative premises. The first lease extension was to October

2016 and the second is to September 2017 at nil rent (to assist with the allocation of resources towards the site search). The latest extension provided by the Applicant gives the EOTC approximately seven months longer than the original lease allowed and 19 months from when the Applicant first notified the EOTC of its plans for the Site and exercised the break clause. In order to assist the EOTC's search, the Applicant has identified several potential alternative premises and has put the EOTC in touch with a property agent who specialises in finding suitable D1 (community) Use Class floor space. The Applicant has also attended property viewings with the EOTC. The EOTC are continuing to consider options for relocation, but have so far rejected the seven options identified by the Applicant. In addition to extending the church's lease at nil rent, the Applicant has actively engaged agents and continues to assist the church in this.

Pre-Application Consultation Process

Emma Gorman comments that *'the views of the local residents most effected by the development (1-4 Laxton Place) have not been communicated through the statement of Community Involvement'*. The submitted Statement of Community Involvement included three sets of feedback from Laxton Place residents. Our records show that two feedback forms, one from 4 Laxton Place, were sent to us in the post after the deadline for return of feedback (as detailed at the top of the feedback form). A feedback response deadline is standard practice for consultation and a return period was set at two weeks, ending on 7 October. This process is in place to ensure a balance of allowing time to submit feedback and time for comments to be analysed and considered before the final proposals are submitted. These two feedback forms arrived after the deadline, by which time the feedback analysis had been undertaken and the Statement of Community Involvement had been finalised. For completeness these forms have been appended to this letter.

Other Matters

Emma Gorman comments on existing access to the rooftops of houses on Laxton Place via St Anne's Church. This is not a material planning matter and rights of access are dealt with between landowners outside of the planning process. British Land would be happy to discuss this matter further with the owners of 1-4 Laxton Place.

We would ask you to contact Tom Horne or Dan Fyall at the above office if you require any further information.

Yours sincerely,



DP9 Ltd.

Encs.

Daylight, Sunlight and Overshadowing Letter (GIA, 06/01/2017)

St Anne's Design Note: Overlooking' (Matthew Lloyd Architects, January 2017)

2x Consultation Feedback Forms