

MAYOR OF LONDON

David Peres da Costa
Development Management
Camden Council
Town Hall
Judd Street
London WC1H 9JE

Our ref: D&P/4240/GC/04
Your ref: 2016/6069/P
Date: 20 June 2017

Dear Mr Peres da Costa

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
1 Triton Square and St Anne's Church, Laxton Place, London NW1 3DX
Local Planning Authority reference: 2016/6069/P

I refer to your email of 7 June 2017 informing me that Camden Council is minded to grant planning permission for the above planning application.

Having now considered a report on this case, reference D&P/4240/02 (copy enclosed), I am content to allow Camden Council to determine the case itself, subject to any action that the Secretary of State may take, and do not therefore wish to direct refusal.

Yours sincerely



Sadiq Khan
Mayor of London

cc Andrew Dismore, London Assembly Constituency Member
 Tony Devenish, Chair of London Assembly Planning Committee
 National Planning Casework Unit, DCLG
 Lucinda Turner, TfL
 Tom Horne, DP9 Ltd., 100 Pall Mall, London SW1Y 5NQ

1 Triton Square and St. Anne's Church

in the London Borough of Camden

planning application no. 2016/6069/P

Strategic planning application stage II referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

The proposal

Office rejuvenation including infill and extension of 1 Triton Square to provide 15,500 sq.m. of additional B1 floorspace in conjunction with flexible retail floorspace, affordable workspace and re-provision of a gym; demolition of St. Anne's Church and erection of a part 6, part 9-storey residential building to provide 22 flats (100% affordable); and, hard and soft landscaping at the junction of Longford Street and Triton Square.

The applicant

The applicant is **British Land**, and the architects are **Arup** and **Matthew Lloyd Architects**.

Key dates

Stage 1 report: 24 April 2017

Camden Council Committee meeting: 11 May 2017

Strategic issues summary

Central Activities Zone: The proposed office employment space enhancement, in conjunction with affordable housing and affordable workspace, is strongly supported (paragraph 5).

Social infrastructure and equality: Reasonable measures are in place to facilitate a successful relocation of the EOT Church, and the proposed loss of Class D1 floorspace and impact of the EOT Church displacement would be outweighed by the wider benefits of the scheme (Paragraphs 7 to 19).

Transport: Necessary planning conditions and obligations are in place to address transport issues and the scheme is acceptable in strategic transport terms (paragraph 21).

The Council's decision

In this instance Camden Council has resolved to grant permission subject to planning conditions and conclusion of a Section 106 legal agreement.

Recommendation

That Camden Council be advised that the Mayor is content for the Council to determine the case itself, subject to any action that the Secretary of State may take, and does not therefore wish to direct refusal.

Context

1 On 16 March 2017 the Mayor of London received documents from Camden Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. This was referred to the Mayor under Category 3E 1.(a)(b)(vi) of the Schedule to the Order 2008: *“Development which does not accord with one or more provisions of the development plan in force in the area in which the application site is situated; and comprises or includes the provision of more than 2,500 square metres of floorspace for... class B1 (business)”*. In this case the application has been advertised as a departure from the development plan (Policy DP15 of the 2010 Camden Development Policies) on the basis that it proposes the loss of community use (Class D1).

2 On 24 April 2017 the Mayor considered planning report D&P/4240/01, and subsequently advised Camden Council that whilst the scheme is broadly supported in strategic planning terms, the application did not fully comply with the London Plan for the reasons set out in within paragraph 60 of the above-mentioned report.

3 A copy of the above-mentioned report is attached. The essentials of the case with regard to the proposal, the site, case history, strategic planning issues and relevant policies and guidance are as set out therein, unless otherwise stated in this report. On 11 May 2017 Camden Council decided that it was minded to grant planning permission for the application subject to planning conditions and conclusion of a Section 106 legal agreement, and on 7 June 2017 the Council advised the Mayor of this decision. Under the provisions of Article 5 of the Town & Country Planning (Mayor of London) Order 2008 the Mayor may allow the draft decision to proceed unchanged or direct Camden Council under Article 6 to refuse the application. The Mayor has until 20 June 2017 to notify the Council of his decision and to issue any direction.

4 The decision on this case, and the reasons, will be made available on the GLA’s website www.london.gov.uk.

Update

5 At consultation stage Camden Council was advised that whilst the scheme is broadly supported in strategic planning terms, the application did not fully comply with the London Plan, as set out below:

- **Central Activities Zone:** The scheme would deliver qualitative and quantitative enhancements to the provision of office employment space at this site, in conjunction with a very favourable combination of mixed CAZ uses (including affordable housing and affordable workspace) in line with London Plan policies 2.10, 4.2 and 4.3.
- **Social infrastructure:** Noting the wider benefits of the scheme, the loss of Use Class D1 floorspace does not present a strategic issue. However, further to this, Camden Council must confirm that this floorspace is surplus to local infrastructure requirements in line with London Plan Policy 3.16.
- **Equality:** The applicant should take all reasonable steps to facilitate the timely and successful relocation of the Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church in line with London Plan Policy 3.1. GLA officers seek further discussion on this matter prior to the Mayor’s decision making stage.

- **Sustainable development:** Following clarifications on the energy strategy, the Council should secure the relevant energy and climate change adaptation measures by way of planning condition in accordance with London Plan policies 5.2, 5.10, 5.11, 5.13 and 7.19.
- **Transport:** Whilst the scheme is broadly acceptable in strategic transport terms, further clarifications/commitments are sought with respect to: walking and cycling; car parking; and, travel planning, deliveries, servicing and construction to ensure accordance with London Plan policies 6.3, 6.9, 6.10, 6.13 and 6.14.

6 Since the Mayor's representations were issued the applicant team has engaged in joint discussions with GLA officers, Camden Council and TfL with a view to addressing the above matters. In addition, various planning conditions and obligations are proposed to be secured as part of Camden Council's draft decision. Having regard to this, an assessment against the strategic issues raised at consultation stage is set out under the associated sections below.

Social infrastructure

7 As discussed in report D&P/4240/01, this site provides a total of 904 sq.m. of Use Class D1 social infrastructure (442 sq.m. creche and 462 sq.m. place of worship). At consultation stage, having had regard to the findings of the submitted local services audit, as well as the general benefits of the scheme, GLA officers were satisfied that the proposed loss of Use Class D1 floorspace was acceptable in strategic planning terms. Notwithstanding this, in accordance with London Plan Policy 3.16, officers sought Camden Council's assurance that this floorspace was surplus to local infrastructure requirements.

8 With respect to the creche (unoccupied since February 2016), the Council has concluded that the local services audit provides sufficient evidence to demonstrate that the proposed loss of this floorspace would not create a social infrastructure shortfall in the borough.

9 Nevertheless, with respect to St. Anne's Church (currently occupied by Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church on a short-term basis) the Council has concluded that there is insufficient evidence to verify a lack of demand for a replacement place of worship. In arriving at this conclusion it is noted that the Council's Communities Manager has highlighted that, whilst there appears to be no specific demand for church space in the borough, there is understood to be a need for Muslim prayer spaces. The extent to which this need relates to a lack of available D1 floorspace (rather than more general factors, such as affordability), is unclear. However, the Council has taken the view that, in the absence of any marketing of the existing D1 space at St. Anne's Church, the position with respect to demand for a place of worship in this location has not been fully tested.

10 Therefore, the Council is not in a position to verify that the existing D1 floorspace is wholly surplus to local infrastructure requirements, and the application cannot be deemed to be in full accordance with London Plan Policy 3.16. It is, nevertheless, noted that the Council has found the proposed loss of local infrastructure to be acceptable, on balance, in view of the wider public benefits of the scheme.

11 Further to the related consideration in report D&P/4240/01, GLA officers are of the view that the key public benefits of the scheme comprise: qualitative and quantitative enhancements to the provision of office employment space to support London's Central Activities Zone; a very favourable combination of mixed uses to support sustainable communities - including 100% affordable housing and 1,015 sq.m. of affordable workspace; and, significant landscaping and public realm improvements to enhance the quality of public space at Longford Place.

12 Having regard to these benefits; the findings of the local services audit; and, related consideration within Camden Council's committee report, GLA officers concur with the Council that the proposed loss of D1 floorspace would be outweighed by the wider benefits of the scheme.

Equality

13 As discussed within report D&P/4240/01, St. Anne's Church (proposed for demolition) is currently occupied by the Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church (EOT Church). The building is being let on a short term basis, and the EOT Church has occupied the building on a nil rent basis since June 2016. At consultation stage, and mindful of the obligations under the Equality Act 2010, the Mayor sought to ensure that the applicant was taking all reasonable steps to facilitate the timely and successful relocation of the EOT Church in line with London Plan Policy 3.1. The following is a summary of assistance which the applicant has provided to the EOT Church to date.

Short-term lease flexibility and favourable rent arrangements

14 The applicant has extended the EOT Church lease twice at nil rent since originally serving notice to determine the lease in June 2016. By the time the current lease extension expires in September 2017 the EOT Church will have occupied the building for 40 months at a heavily subsidised rent (approximately 28% of the current market rate) and a further 15 months at nil rent. The value of the subsidised rent forgone by the applicant under the nil rent arrangement would be £25,000 (based on occupation until lease expiry in September 2017).

Relocation assistance to date

15 The applicant has been proactively assisting the EOT Church to identify suitable alternative premises since November 2016. This assistance has included instructing and underwriting fees for property agents who specialise in finding suitable community use floorspace. Eight potential alternative premises have been identified as part of this process, with interest and discussions understood to be currently live on two of these. The applicant has accompanied representatives from the EOT Church at property viewings, and has provided related professional services assistance - such as building surveying and structural advice. It is understood that the value of the relocation assistance provided to the EOT Church by the applicant to date is at least £15,000.

Period of continued relocation assistance

16 Further to the above, the applicant has agreed to provide a period of further assistance to the EOT Church through continued agency and professional support for its alternative site search. The period agreed is 6 months from the issue of planning permission (currently targeted for the end of June 2017). This would take the total period of the applicant's formal relocation assistance to over 12 months (at an estimated total cost of £25,000), and importantly it would ensure that the applicant would be obliged to continue providing support to the EOT Church even after the scheduled expiry of the lease in September 2017. This period of continued agency and professional support, and an undertaking from the applicant to cover the reasonable costs associated, is proposed to be secured as part of the Section 106 agreement.

Equality - conclusion

17 Whilst it has not currently been possible for the EOT Church to find alternative premises, it is acknowledged that the applicant has engaged positively and proactively to assist the relocation effort, and will continue to do so for a period of 6-months after planning permission would be

issued. Accordingly, officers are satisfied that the applicant is taking all reasonable steps to facilitate the timely and successful relocation of the EOT Church.

18 It is acknowledged that displacement of the EOT Church would inevitably affect church staff and the congregation. Notwithstanding this, the available evidence (including representations made by the EOT Church itself) suggest that the EOT Church congregation is dispersed widely across London, and that the operation of the Church is not dependent on this particular location as such. Moreover, whilst it is acknowledged that relocation would inevitably be more or less convenient for different individuals, noting the general dispersal of the EOT Church congregation this would not be expected to significantly compromise the ability of the congregation to continue to celebrate their faith. With respect to the impact of displacement, the submitted Equalities Statement concludes that mitigation is likely to take the form of relocation of the EOT Church, and the establishment of equivalent community services elsewhere. Noting that the applicant is committed to assisting the relocation effort for a further 6 months, and that a wide area of London would potentially be suitable, it is reasonable to assume that an alternative location will be found, and that the impacts of the displacement will ultimately be mitigated.

19 Nevertheless, in the absence of a confirmed relocation solution at this stage, GLA officers must conclude that the application does not comply with the requirement of London Plan Policy 3.1 to provide replacement provision of community facilities. Notwithstanding this, having had regard to: the short term basis on which the EOT Church has been occupying the site; the commitment of the applicant to provide agency and professional support to the EOT Church for a further 6 months; the existence of three other Ethiopian Orthodox Churches within 4 miles of this site; the representations submitted by (and on behalf of) the EOT Church; and, the wider planning benefits of the proposed development (discussed in paragraph 11), GLA officers are satisfied that reasonable measures are in place to facilitate a successful relocation, and that the impact of the proposed displacement would be outweighed by the wider benefits of the scheme.

Sustainable development

20 The proposed climate change mitigation and adaptation measures were broadly supported at consultation stage, and following further discussion on the detail of the energy strategy (and the applicant's agreement to a financial contribution of £87,300 for carbon offsetting) the proposed energy strategy and climate change adaptation measures will be secured by way of planning condition/obligation as appropriate. The application complies with London Plan policies 5.2, 5.10, 5.11, 5.13 and 7.19.

Transport

21 At consultation stage officers noted that the scheme was broadly acceptable in strategic transport terms. Notwithstanding this, a number of detailed clarifications and commitments were sought with respect to: walking and cycling; car parking; travel planning; deliveries; servicing; and, construction. TfL also sought a planning obligation to secure a cycle hire docking station at the site. With respect to the latter it is noted that, following further discussion with the Council and the applicant, TfL has accepted that a cycle hire docking station will not be secured as part of this scheme. Having regard to the quantum of floorspace proposed in this case, and the existing provision of four other docking stations within 500 metres of this site, GLA officers are satisfied that this is acceptable. In all other respects the transport issues raised at consultation stage have been suitably addressed by proposed planning conditions and/or obligations, and officers are satisfied that the application accords with London Plan policies 6.3, 6.9, 6.10, 6.13 and 6.14.

Response to consultation

22 Camden Council publicised the application by sending notifications to addresses within the vicinity of the site, and issuing site and press notices. The relevant statutory bodies were also consulted. Copies of all responses to public consultation, and any other representations made on the case, have been made available to the Mayor.

Responses to neighbourhood consultation

23 Following two rounds of neighbourhood consultation Camden Council received a total of 67 responses - comprising 44 letters of objection and 23 letters of support. The reasons cited for objection and support are summarised below.

Neighbourhood objections

24 The reasons for objection comprised: loss of community use/social infrastructure; departure from the local plan (due to an absence of reprovided D1 floorspace); insufficient response to local needs; affordable housing should be delivered within Regent's Place (rather than at the St. Anne's Church site); lack of open space; impact on equality and equal opportunities; loss of daylight and/or sunlight; loss of privacy; impact on visual amenity; and, loss of access (it is understood that a number of residents on Laxton Place are currently able to gain access to the rooftop of their block via the St. Anne's Church building).

Neighbourhood support

25 The reasons for support comprised: the proposed affordable housing provision; the proposed affordable workspace; and, improved public realm.

Responses from statutory bodies and other organisations

Historic England

26 Historic England expressed the view that (whilst the proposal would not cause harm to the setting of proximate heritage assets) the proposed development would result in a degree of overshadowing of St. Mary Magdalene Church (Grade II*). Historic England stated that this was likely to result in a reduction in the quality of light through the important east window of the church - which in turn would result in an adverse impact on the internal quality of the Listed Building. Historic England advised Camden Council to weigh the impact of this harm against the public benefits of the scheme, and recommended that, where the Council was minded to approve the scheme, funding be secured to deliver necessary repairs to the Grade II* Listed Church (which registered as 'at risk') by way of mitigation.

27 It is noted that Camden Council has carefully examined the daylight/sunlight analysis for this scheme - which demonstrates that the impact on sunlight reaching the east window would be minor. The Council concluded that the impact of this would be "at the very lowest end of the range of less than substantial harm", and that this harm would be outweighed by the wider public benefits of the scheme (without the need for further mitigation). Having regard to the related consideration with in Camden Council's committee report, and mindful of the duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, GLA officers concur with the Council's view, and are satisfied that the public benefits set out in paragraph 11 would outweigh this less than substantial harm.

Thames Water

28 Thames Water raised no objection to the application, but sought a planning condition requiring submission and approval of a piling method statement. GLA officers note that a corresponding condition has been included on the draft decision notice accordingly.

Metropolitan Police

29 Metropolitan Police raised no objection, and confirmed that the proposed security proposals are appropriate.

Westminster City Council

30 Having considered the proposals Westminster City Council confirmed that it had no objection to the application.

Ethiopian Orthodox Tewahedo Church (occupier of St. Anne's Church, on-site)

31 The Ethiopian Orthodox Tewahedo (EOT) Church has submitted various representations in response to the application – providing information on EOT Church services and community programmes; comments on assumptions within the submitted equalities statement; details of its engagement with the applicant (related principally to matters of the St. Anne's Church building lease and potential relocation options); and, concerns regarding its displacement from St. Anne's Church. The EOT Church has objected to the proposed demolition and residential redevelopment of the St. Anne's Church building, however, the EOT Church remains engaged in positive and collaborative discussions with the applicant in respect of the relocation effort.

32 The EOT Church submitted a two-part petition (with a combined total of 844 signatures), and a covering letter objecting to the loss of its "active and vibrant" church. Following queries of duplication within the two-part petition, a further petition was submitted with 750 signatures. Individual letters of objection were also received from 36 members of the EOT Church congregation, as well as the Archbishop of the Ethiopian Orthodox Tewahedo Church. The Archbishop stated that the Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church at St. Anne's is the only Ethiopian Orthodox Church in the UK without a restriction on its hours of use. The Archbishop also emphasised that the EOT Church is a centre for unique services such as teaching ancient languages (including Geez and Hebrew).

33 A letter from Russell-Cooke Solicitors, submitted on behalf of the EOT Church, was also received. This states that the proposed loss of the Church is contrary to Camden Local Plan Policy DP15, and paragraph 70 of the NPPF. It also states that whilst Camden Local Plan policies DP1 and DP3 require the provision of affordable housing, the loss of any community facilities would still need to meet the requirements of Policy DP15. The letter also queries the weight that should be afforded to the submitted equalities statement (in light of comments made by the EOT Church with respect to its assumptions). Finally, the Solicitors recommended that, should the planning application be recommended for approval, the affordable housing contribution should be made at an alternative site or as a financial contribution (rather than necessitating the proposed redevelopment of the St. Anne's Church site).

34 The strategic issues associated with the proposed loss of the St. Anne's Church building, and the displacement of the EOT Church, are considered within the social infrastructure and equality sections of this report, and consultation stage report D&P/4240/01.

Westminster Kingsway College (neighbour at Regent's Park Centre, adjacent to the site)

35 Westminster Kingsway College raised an objection to the scheme due to: overlooking/impact on privacy; loss of daylight and sunlight; and, overshadowing. Following a meeting with the applicant the College reported a degree of progress with respect to mitigating overlooking issues, but maintained its objection with respect to loss of daylight and sunlight; and, overshadowing. GLA officers note that matters of neighbourhood amenity are considered in detail within Camden Council's committee report, and that the Council has found the proposed impact of the scheme to be acceptable.

Regent's Park Tenants Association

36 The Regent's Park Tenants Association expressed sadness at the proposed loss of St. Anne's Church as a valuable community building, but acknowledged the need to deliver more affordable homes in the area. The Tenants Association welcomed the proposed 100% provision of affordable housing, as was the proposed provision of affordable workspace.

Response to consultation – conclusion

37 Having considered the above responses to consultation Camden Council has proposed various planning obligations, conditions and informatives in response to the issues raised. Having had regard to these, GLA officers are satisfied that the statutory and non-statutory responses to Camden Council's consultation process do not raise any material planning issues of strategic importance that have not already been considered in this report, or consultation stage report D&P/4240/01.

Section 106 agreement

38 Further to the heads of terms set out within Camden Council's committee report and committee report addendum, the Section 106 agreement will include the following provisions:

- 6-month period of continued agency and professional support to assist the relocation of the EOT Church;
- Local employment and training initiatives;
- Provision of 1,015 sq.m. of affordable workspace, and details for its management and operation;
- Post-construction viability assessment;
- Carbon offsetting financial contribution of £87,300 ; and,
- Implementation and review of travel plan measures.

Legal considerations

39 Under the arrangements set out in Article 5 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor has the power under Article 6 to direct the local planning authority to refuse permission for a planning application referred to him under Article 4 of the Order. The Mayor may also leave the decision to the local authority. In directing refusal the Mayor must have regard to the matters set out in Article 6(2) of the Order, including the principal purposes of the Greater London Authority, the effect on health and sustainable development, national policies and international obligations, regional planning guidance, and the use of the River Thames. The Mayor may direct refusal if he considers that to grant permission would be contrary to good strategic planning in Greater London. If he decides to direct refusal, the Mayor must set out his reasons, and the local planning authority must issue these with the refusal notice.

Financial considerations

40 Should the Mayor direct refusal, he would be the principal party at any subsequent appeal hearing or public inquiry. Government guidance emphasises that parties usually pay their own expenses arising from an appeal.

41 Following an inquiry caused by a direction to refuse, costs may be awarded against the Mayor if he has either directed refusal unreasonably; handled a referral from a planning authority unreasonably; or behaved unreasonably during the appeal. A major factor in deciding whether the Mayor has acted unreasonably will be the extent to which he has taken account of established planning policy.

Conclusion

42 The scheme would deliver qualitative and quantitative enhancements to the provision of office employment space to support London's Central Activities Zone, in conjunction with a very favourable combination of mixed uses to support sustainable communities (including affordable housing and affordable workspace). Reasonable measures are in place to facilitate a successful relocation of the EOT Church, and the proposed loss of Class D1 floorspace and impact of the EOT Church displacement would be outweighed by the wider benefits of the scheme. Other strategic issues with respect to sustainable development and transport have also been resolved, and the application is acceptable in strategic planning terms. Accordingly, it is recommended the Mayor allows Camden Council to determine the case itself, subject to any action that the Secretary of State may take.

for further information, contact GLA Planning Unit (Development & Projects Team):

Juliemma McLoughlin, Assistant Director - Planning

020 7983 4271 email juliemma.mcloughlin@london.gov.uk

Sarah Considine, Senior Manager - Development & Projects

020 7983 5751 email sarah.considine@london.gov.uk

Graham Clements, Senior Strategic Planner (case officer)

020 7983 4265 email graham.clements@london.gov.uk

24 April 2017

1 Triton Square and St. Anne's Church

in the London Borough of Camden

planning application no. 2016/6069/P

Strategic planning application stage 1 referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

The proposal

Office rejuvenation including infill and extension of 1 Triton Square to provide 15,500 sq.m. of additional B1 floorspace in conjunction with flexible retail floorspace, affordable workspace and reprovision of a gym; demolition of St. Anne's Church and erection of a part 6, part 9-storey residential building to provide 22 flats; and, hard and soft landscaping at the junction of Longford Street and Triton Square.

The applicant

The applicant is **British Land**, and the architects are **Arup** and **Matthew Lloyd Architects**.

Strategic issues summary

Central Activities Zone: The proposed CAZ office rejuvenation (in conjunction with affordable housing and affordable workspace provision) is strongly supported (paragraphs 16 to 18).

Social infrastructure & equality: Whilst the loss of Class D1 floorspace does not raise a strategic concern, the applicant should take all reasonable steps to facilitate relocation of the Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church (paragraphs 20 to 38).

Housing: The proposed 100% affordable housing contribution is strongly supported (paragraphs 42 to 44).

Urban design: The proposed scheme is well-designed in response to context, optimises the potential of this site, and would successfully accommodate a beneficial mix of CAZ uses (paragraphs 45 to 47).

Transport: Whilst the scheme is broadly acceptable in strategic transport terms, further clarifications/commitments are sought to ensure accordance with the London Plan (paragraphs 52 to 56).

Recommendation

That Camden Council be advised that whilst the scheme is broadly supported in strategic planning terms, the application does not yet fully comply with the London Plan for the reasons set out in paragraph 60 of this report. The application does not need to be referred back to the Mayor if the Council resolves to refuse permission, but it must be referred back if the Council resolves to grant permission.

Context

1 On 16 March 2017 the Mayor of London received documents from Camden Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008 the Mayor has until 26 April 2017 to provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under Category 3E 1.(a)(b)(vi) of the Schedule to the Order 2008: *"Development which does not accord with one or more provisions of the development plan in force in the area in which the application site is situated; and comprises or includes the provision of more than 2,500 square metres of floorspace for... class B1 (business)"*. In this case the application has been advertised as a departure from the development plan (Policy DP15 of the 2010 Camden Development Policies) on the basis that it proposes the loss of community use (Class D1).

3 Once Camden Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal or allow the Council to determine it itself, unless otherwise advised. In this instance (as a Category 3 referral) the Mayor does not have the power to take over the application. Therefore, if the Council resolves to refuse permission it need not refer the application back to the Mayor.

4 The Mayor of London's statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

5 The site is located one block north of Euston Road at the edge of the Central Activities Zone (CAZ), 200 metres northwest of Warren Street station. Forming part of the wider Regent's Place business centre, the site sits at the transition between the commercial and mixed use setting of the CAZ and the predominantly residential character of the Regent's Park Estate. The site comprises two plots either side of Longford Street. To the south of Longford Street (within the CAZ) is a triangular area of public space and 1 Triton Square, and to the north (outside the CAZ) is St. Anne's Church.

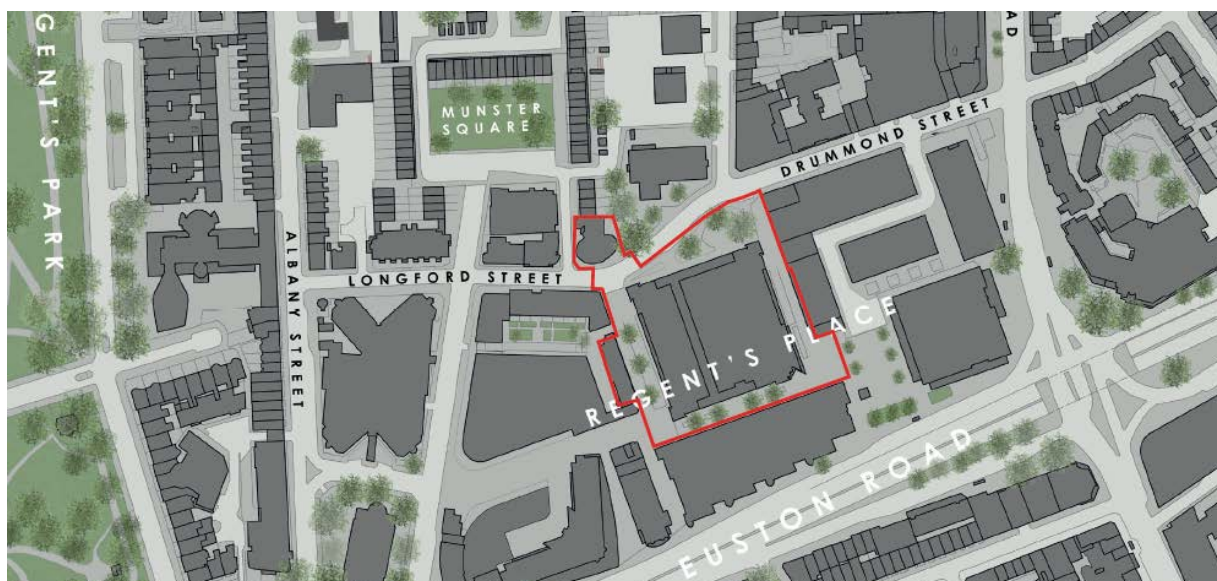


Figure 1: 1 Triton Square and St. Anne's Church site plan.

6 1 Triton Square comprises a 6-storey commercial building with basement, originally constructed during the 1990s for First National Bank of Chicago. Vehicular access to three basement loading bays is provided off Longford Street via a ramp to the west of the building. Principally in office use, the block includes an arcade which provides north-south pedestrian access through the building and accommodates a gym, cafe and creche (now closed), as well as the Regent's Place management office. Notwithstanding these internal ground floor uses, a large proportion of the external frontage of the building is inactive at ground floor level, most notably at the eastern, western and northern elevations.

7 St. Anne's Church is a 2.5-storey oval shaped place of worship, constructed in 1970 as a Roman Catholic Church. The building is of grey brick and concrete construction, with vertical windows raised 0.5-storeys above ground. The building is currently leased to Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church on a short-term basis at zero rent.

8 Neither of the above buildings are listed, and the site is not within a conservation area, however, there are various heritage assets in the vicinity including: Royal College of Physicians (Grade I), Church of St. Mary Magdalene (Grade II*), St. Mary Magdalene School Annexe, White House Hostel and Walton House (all Grade II); and, Regent's Park and Fitzroy Square Conservation Areas. In addition, the 1 Triton Square plot is over-sailed at 70.55 metres A.O.D. by a strategic view of the Palace of Westminster World Heritage Site (London View Management Framework view 2A.2 from Parliament Hill).

9 The site is highly accessible by public transport, with three London Underground stations situated within a 350 metre radius and numerous bus services available within a five minute walk. Overall the site registers a Public Transport Accessibility Level of six(b), on a scale of zero to six(b), where six(b) denotes the most accessible locations in the capital.

Details of the proposal

1 Triton Square

10 Office rejuvenation comprising erection of 3-storey / 12.6 metre office roof extension with atrium light well (to give a maximum building height of 10-storeys / 73.1 metres A.O.D.), creation of roof terraces at 6th floor level and reconfiguration of ground floor (including infill of Triton Square Mall) to provide 15,500 sq.m. of office space (including 1,015 sq.m. of affordable workspace), flexible retail space and reprovision of a gym. Associated works include hard and soft landscaping to provide public realm enhancements including a garden area at the junction of Longford Street and Triton Square. Reconfigured vehicle and pedestrian accesses to the building is also proposed.

St. Anne's Church

11 Demolition of the church building and erection of part 6, part 9-storey (up to 57.5 metres A.O.D.) residential building to provide 22 affordable units (10x 3-bedroom, 11x 2-bedroom and 1x 1-bedroom).

Case history

12 There is no strategic case history associated with this site.

Strategic planning issues and relevant policies and guidance

13 The relevant strategic issues and corresponding policies are as follows:

- Central Activities Zone *London Plan;*
- Social infrastructure *London Plan; Social Infrastructure SPG;*
- Equality *London Plan; Planning for Equality and Diversity in London SPG; Equal Life Chances for All (Mayor's Equalities Framework); Equality Act 2010;*
- Office employment *London Plan;*
- Housing *London Plan; Housing SPG; draft Affordable Housing and Viability SPG; Housing Strategy; Shaping Neighbourhoods: Play and Informal Recreation SPG; Shaping Neighbourhoods: Character and Context SPG;*
- Affordable housing *London Plan; Housing SPG; draft Affordable Housing and Viability SPG; Housing Strategy;*
- Urban design *London Plan; Shaping Neighbourhoods: Character and Context SPG; Housing SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG;*
- Inclusive access *London Plan; Accessible London: achieving an inclusive environment SPG;*
- Sustainable development *London Plan; Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy;*
- Transport and parking *London Plan; the Mayor's Transport Strategy;*
- Crossrail *London Plan; Mayoral Community Infrastructure Levy; and, Use of planning obligations in the funding of Crossrail and the Mayoral Community infrastructure levy SPG.*

14 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the 2010 Camden Core Strategy; 2010 Camden Development Policies; 2015 Euston Area Plan; and, the 2016 London Plan (Consolidated with Alterations since 2011).

15 The following are also relevant material considerations:

- The National Planning Policy Framework and National Planning Practice Guidance; and,
- The 2015 draft Camden Local Plan.

Principle of development

16 London Plan Policy 2.10 seeks to promote the Central Activities Zone (CAZ) as one of the world's most attractive and competitive business locations, whilst supporting its rich mix of local and strategic uses. In line with this policies 4.2 and 4.3 of the London Plan strongly support the rejuvenation of office space within the CAZ, and seek to ensure that uplifts in office floorspace are accompanied by a mix of uses, including housing.

17 In this case the applicant proposes extensive refurbishment of the 1 Triton Square office block, including extension and infill, to provide a total of 43,825 sq.m. of office space (an uplift of 15,500 sq.m.). Of this, 1,015 sq.m. is proposed to be affordable workspace (discussed in more detail within the office employment section below). The scheme also includes a good mix of other uses, including 339 sq.m. of flexible retail space, 1,853 sq.m. of gym and leisure uses, and 22 units of housing (100% affordable).

18 Overall the scheme would deliver qualitative and quantitative enhancements to the provision of office employment space at this site, in conjunction with a very favourable

combination of mixed CAZ uses (including affordable housing and affordable workspace). Accordingly, the scheme is strongly supported in line with London Plan policies 2.10, 4.2 and 4.3.

19 Notwithstanding the above, the proposed delivery of the affordable housing at the St. Anne's Church site would result in the loss of a place of worship (462 sq.m.), and displacement of the Ethiopian Orthodox Church which currently occupies the church on a short-term basis. The proposal would also result in the loss of a former creche (442 sq.m.) at the 1 Triton Square site. This culminates in a combined loss of 904 sq.m. of Use Class D1 floorspace. This issue is considered within the social infrastructure section below.

Social infrastructure

20 Places of worship and creches/nurseries (Use Class D1) are identified by the London Plan as forms of social infrastructure. London Plan Policy 3.16 resists the loss of such floorspace in areas of defined need for the same (or other forms of) social infrastructure.

21 As discussed in paragraph 19 above, the scheme would result in the loss of 904 sq.m. of D1 floorspace at the site. Whilst the former creche at 1 Triton Square has been vacant since February 2016, the loss of the St. Anne's Church building would result in the displacement of an Ethiopian Orthodox Church (issues associated with the latter are considered further within the equality section below).

1 Triton Square creche

22 The creche at 1 Triton Square was approved in 1990 as part of the original planning permission for the office development at this part of the Regent's Place business centre. Despite various enhancements and extensions (including the addition of an outdoor play area), the creche is understood to have struggled to maintain viable a business since opening, and finally closed in February 2016.

St. Anne's Church

23 Local congregations at St. Anne's Church (originally Roman Catholic) declined since the mid-1980s, and the church was closed by the Diocese of Westminster in 2011. Following a failed attempt to offer the building on a commercial basis to the Anglican denomination, the Diocese decided to put the premises up for sale in 2013. Whilst marketing the property a meanwhile use was allowed by the Diocese, and the Ethiopian Orthodox Church (which has occupied various temporary premises across London) was offered a short-term lease at a favourable rent. The applicant acquired the site in 2014, and has subsequently offered two lease extensions to the Ethiopian Orthodox Church, which has occupied the building on a zero rent basis since June 2016.

24 In response to Policy 3.16 the applicant has undertaken a local services audit to assess the local demand for nursery provision, places of worship (including multi-faith centres and inter-faith organisations), and various other forms of social infrastructure and community orientated uses.

25 As part of the local services audit a general gap in nursery provision was identified in this area. However, noting the recent closure of the 1 Triton Square creche, there are concerns that the Regent's Place business centre is not a viable location for such childcare provision. As part of evidence gathering for the audit, Camden Council Integrated Early Years Service commented that, whilst there is a general need for nursery provision in the area, this location did not appear to work for residents or workers in the vicinity. Accordingly, the applicant is not proposing the re-provision of nursery space as part of this scheme.

26 With respect to places of worship, the audit identified 27 places of worship in addition to St. Anne's Church within 1.5 kilometres of the site, and 17 multi-faith centres within 3 kilometres of the site. Collectively these cater for a wide range of faiths and religious denominations (including Christian, Greek Orthodox, Jehovah's Witness, Jewish, Muslim and Quaker), and as a result the audit concludes that the inclusion of a church or multi-faith centre at the site (or indeed within the applicant's wider estate at Regent's Place) would be unviable due to the excellent availability of existing places of worship in the area.

27 With respect to the need for other forms of social infrastructure, the audit demonstrated no immediate/compatible requirement for additional local healthcare, educational provision or libraries. However, as part of a wider review of local facilities and services undertaken by the applicant demand was identified for affordable workspace to support local start-up businesses. Whilst not a technically a Class D1 use, the applicant's assessment concluded that such provision could be enriched to maximise community benefit through outreach initiatives and shared access to facilities in order to provide vocational training and help to bridge local skills gaps. The applicant has incorporated 1,015 sq.m. of such provision within the scheme accordingly (refer to the office employment section below), and, as part of a package of associated planning obligations, this is effectively intended to mitigate the loss of the former creche and place of worship.

28 Having regard to: the above; the wider benefits of the scheme (summarised in paragraph 18); and, notwithstanding issues associated with the displacement of the Ethiopian Orthodox Church (considered below), GLA officers are satisfied that the proposed loss of 904 sq.m. of class D1 floorspace is acceptable in strategic planning terms. Notwithstanding this, to ensure accordance with London Plan Policy 3.16, Camden Council must also be satisfied that this floorspace is surplus to local infrastructure requirements.

Equality

29 London Plan Policy 3.1 seeks to ensure that development proposals protect and enhance facilities and services that meet the need of particular groups and communities, and resists their loss without adequate justification or re-provision.

30 More generally, the 2010 Equality Act places a duty on public bodies, including the GLA, in the exercise of their functions, to have due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This requirement includes removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic and taking steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it. The Act defines the protected characteristics, and in this case those of age, disability, race and religion are of particular relevance.

31 The applicant has submitted an equalities statement. This identifies that the most significant equality impact in this case would be on the protected characteristics of religion and race, and would occur in respect of the proposed displacement of the Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church from the St. Anne's Church building.

Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church

32 The Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church is understood to be one of four Ethiopian Orthodox Churches in London (others exist in Battersea, Belsize Park and Clapton Pond – all within 4 miles of this site). Responses to public consultation exercises, and census data trends, suggest that the Ethiopian Orthodox Church congregation is generally dispersed widely across London, and is not concentrated in the Euston area.

33 Following a move from prior temporary accommodation at Tufnell Park, Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church commenced tenancy at St. Anne's Church in February 2013 on a four year lease with the Diocese of Westminster. The Diocese has advised the applicant that both parties were clearly of the understanding that this was a short-term arrangement only.

34 The applicant acquired the St. Anne's Church site in March 2014, and in February 2016 the applicant served notice to the Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church that it intended to end the lease, in accordance with the lease terms. Whilst the Church established a building committee (with the purpose of finding new premises), it has been necessary for the applicant to agree to extend the lease twice in order to provide the Church with more time to find alternative premises. The Church has been occupying the site on a zero rent basis since June 2016.

35 Noting the clearly short-term nature of the Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church lease at this site; the fact that three other Ethiopian Orthodox Churches exist within a 4 mile radius of this site; the wide distribution of the Church congregation; and, the fact that there is no strategic concern associated with the proposed loss of the St. Anne's Church building in social infrastructure terms, GLA officers are of the view that a relocation solution would satisfy the requirements of London Plan Policy 3.1 in this case. Furthermore, based on the information available, officers are satisfied that relocation of the Church would not significantly compromise the ability of the congregation to continue to celebrate their faith. Accordingly, subject to an alternative venue being found for the Church within Greater London, the impact of the development on the protected characteristics of race and religion would be acceptable.

Church relocation

36 Further to recent GLA discussions with the applicant team, it is understood that British Land has taken a number of steps to facilitate relocation of the Church, including identifying potential alternative properties and putting the Church in touch with an agent who specialises in finding suitable community use venues. Further to this it is noted that two potential local leasehold/building share opportunities have been identified, along with five freehold opportunities more widely in Greater London. GLA officers understand that the Church is currently considering a freehold opportunity at a former Church Hall in Muswell Hill.

37 In general the applicant's level of engagement with the Church is strongly supported. It is also welcomed that the applicant has extended the lease 7 months longer than the original term (and on a rent free basis since June 2016) in order to allow more time for the Church to find alternative premises. Nevertheless, in line with London Plan Policy 3.1, and mindful of obligations under the Equality Act 2010, the applicant is strongly encouraged to take all further reasonable steps to facilitate the timely and successful relocation of the Church - so as to ensure continuity of service for the congregation. GLA officers seek further discussion with the applicant on this matter prior to the Mayor's decision making stage.

Other relevant equality considerations

38 Having regard to the submitted equalities statement GLA officers concur that the other potential equality impacts of this scheme on protected characteristics (including age and disability) relate to the construction impacts of the proposed development. These impacts are temporary, and capable of being acceptably mitigated by way of construction management and construction logistics controls to be secured by Camden Council via planning condition. The remaining effects of the scheme on equalities are positive, and relate principally to improved accessibility for those with disability (refer to the inclusive access section below).

Office employment

39 The proposal would deliver an uplift of 15,500 sq.m. of office space at the site, and improve the quality and flexibility of the 1 Triton Square office building as a whole. Once refurbished and extended, the 1 Triton Square building has the potential to accommodate approximately 3,000 workers. Therefore, the proposed development could result in an uplift of approximately 2,100 jobs at this site. Moreover, based on recent discussions with the applicant, it is understood that a number of pre-lets for the refurbished building have already been secured.

40 Further to the above the scheme includes 1,015 sq.m. of affordable workspace. This is to be provided at the ground floor, fronting landscaped public space at Longford Place. The space is designed flexibly to provide co-working office space with studio/workshop/fabrication facilities, and is intended to be supplemented with community access, training and mentoring arrangements - led by the applicant or operator. As part of a commitment to deliver this, the applicant has provided the GLA with draft Section 106 clauses which it proposes to enter into with Camden Council. These include provisions such as: 3 months free use of the affordable workspace for local residents; provision of training, mentoring, networking and employment support for local residents and local businesses; free access to the affordable workspace for schools, colleges and youth/community groups; community outreach programmes to promote digital skills; and, formation of a steering group to identify local training and employment needs and opportunities.

41 Overall, the scheme would deliver a highly beneficial quantitative and qualitative enhancement of CAZ office space at the site. The inclusion of a well-tailored offer of affordable workspace is also strongly supported. The application accords with London Plan policies 4.2 and 4.3.

Housing

42 The proposal includes 22 new homes (100% affordable, 73% social rent / 27% intermediate), to be provided at the St. Anne's Church site along with 68 sq.m. of high quality communal amenity space (including 35 sq.m. of dedicated children's play space). The residential parcel would achieve a density of 344 units per hectare, and the proposed residential schedule is set out in table 2 below.

Unit type	Social rent	Intermediate rent	Total
One-bedroom	1	0	1
Two-bedroom	5	6	11
Three-bedroom	10	0	10
Total	16	6	22

Table 2: Proposed residential schedule

43 The intermediate rented units will be secured as affordable to those on incomes of £30,000 to £40,000, with the social rented units provided at target rent levels broadly as per table 3 below.

Unit type	Average weekly target social rent	Rent as a % of market rate
One-bedroom	£130	34%
Two-bedroom	£140	25%
Three-bedroom	£159	24%

Table 3: Affordability levels of social rent units

44 The proposed affordable housing provision (which includes a 45% weighting towards the most affordable family-sized housing) is strongly supported in line with London Plan policies 3.3, 3.4 and 3.11. Notwithstanding this, the viability of the scheme will be independently reviewed in

view of a 6% under-provision of affordable housing floorspace as against the requirements of Camden's Local Plan Policy DP1 (mixed use development). Moreover, whilst it is noted that the proposed play space provision would fall short of the requirement generated under the Mayor's Play and Informal Recreation SPG, given the nature of this CAZ mixed use scheme, and noting the existing public open spaces in the vicinity (including Regent's Park, 420 metres to the west), the proposed quantum of on-site provision is accepted. The Council is, nevertheless, encouraged to seek an additional local open space contribution as mitigation for the on-site shortfall.

Urban design

45 The proposed refurbishment of the 1 Triton Square office building essentially comprises a 3-storey roof extension (to 10-storeys overall); infilling of an internal mall; and the creation of new roof terrace space at 6th floor level. The applicant has sought to make best use of the envelope for development within the constraint of the 70.55 metre A.O.D. threshold plane of the strategic view of the Palace of Westminster from Parliament Hill (it is noted that the provision of a glazed atrium at 73.1 metres A.O.D. falls outside this viewing corridor). Overall the alterations are very well-considered and (in conjunction with a significantly more active ground floor) these would maintain the architectural integrity of this office building, whilst significantly enhancing its form and function. The proposed enhancement of existing public space at Longford Place is also particularly welcome, and is likely to be well activated by both the commercial and residential components of this scheme.

46 The proposed residential block comprises a part 6, part 9-storey building at the junction of Longford Street and Laxton Place. The compact block design responds well to the transitional nature of this CAZ fringe location, and displays a high standard of architectural and residential design quality (including the provision of triple aspect affordable units). The proposed apartment block would be clad in brick in response to neighbouring buildings and development at Munster Square to the north.

47 As discussed in paragraph 8 there are various heritage assets within the vicinity of the site, including: Royal College of Physicians (Grade I), Church of St. Mary Magdalene (Grade II*), St. Mary Magdalene School Annexe, White House Hostel and Walton House (all Grade II); and, Regent's Park and Fitzroy Square Conservation Areas. The proposal would fall within the wider panorama of LVMF view 2A.2 of the Palace of Westminster from Parliament Hill. Nevertheless, having considered the submitted townscape, heritage and visual impact assessment, and having had special regard pursuant to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, GLA officers are of the view that the proposal would provide an appropriate response to context and would not harm the character or setting of the conservation areas or listed buildings identified within the submitted townscape, built heritage and visual assessment. Moreover, GLA officers are satisfied that the proposal would not harm the Outstanding Universal Value of the Palace of Westminster World Heritage Site when viewed from Parliament Hill. Accordingly the application accords with London Plan policies 7.8 and 7.10.

Inclusive access

48 This scheme represents an opportunity to enhance the accessibility of existing employment space at 1 Triton Square, and GLA officers particularly welcome the proposed training and community outreach initiatives associated with the affordable workspace provision - which has significant potential to remove barriers to employment in line with London Plan Policy 4.12.

49 Whilst working within the constraints of retained building fabric at 1 Triton Square, the applicant has developed a scheme that would ensure the office rejuvenation would deliver high

quality flexible and accessible employment space for the CAZ. Building entrances and lobbies would be clearly legible and accessible, and internal circulation would ensure ease of movement across the various building levels. The residential block at Longford Street has been given the same level of attention, and typical flat layouts have been provided to demonstrate how wheelchair accessible flats would be laid out to meet local and strategic standards. Overall, the proposed approach to access and inclusion is supported in line with London Plan Policy 7.2. The applicant should nevertheless respond to comments in the transport section with respect to disabled parking provision.

Sustainable development

Energy strategy

50 In accordance with the principles of London Plan Policy 5.2 the applicant has submitted an energy statement, setting out how the development proposes to reduce carbon dioxide emissions. In summary the proposed strategy comprises: energy efficiency measures (including a range of passive design features and demand reduction measures); a decentralised energy centre; and, renewable technologies (comprising 400 sq.m. of photovoltaic panels). The approach proposed would achieve a 52% carbon dioxide reduction for the residential component of the scheme and a 45% reduction for the commercial component. Whilst GLA officers are seeking a number of technical clarifications, the proposed savings are strongly supported in principle. Notwithstanding this, pursuant to part E of Policy 5.2, a contribution should be secured towards the Council's carbon offset fund in view of a 16 tonne per year shortfall against the London Plan zero carbon requirement for residential development.

Climate change adaptation

51 The scheme includes various planting and landscaping improvements including biodiverse roof areas and the incorporation of a garden area as part of enhancements to existing public space at Longford Place. These proposals (in conjunction with other sustainable urban drainage measures) support greening of the CAZ and allow the scheme to reduce surface water run-off by 50%. This is strongly supported in line with London Plan policies 5.10, 5.11, 5.13 and 7.19.

Transport

Walking and cycling

52 Whilst the provision of long stay cycle parking spaces complies with London Plan standards, no provision of short stay spaces has been made for the residential component of the scheme. The St. Anne's Church plot is fairly constrained, and as such the applicant is strongly encouraged to explore options for meeting the demand for short stay spaces elsewhere within the scheme.

53 To support the high cycling mode share targeted within the applicant's travel plan (and given that this is a 'car free' scheme) the applicant should demonstrate how the site would connect with the nearby cycling/walking network, and consider whether improvements for pedestrians and/or cyclists are required. As part of this, the applicant should confirm that 24/7 public access would be provided across this part of the Regent's Place business estate. Furthermore, safeguarded land and a financial contribution for a cycle hire docking station should be secured within the Section 106 agreement to mitigate the impact of the development on the existing docking stations in the area.

Car parking

54 The development would be 'car free', which is strongly supported given the very high level of public transport accessibility. In line with this approach, occupiers of the development should be excluded from obtaining local parking permits via the Section 106 agreement. Two disabled parking spaces (1:1 provision for wheelchair dwellings) would be secured for the residential part of the scheme. This is supported, however, it is not currently clear how disabled parking provision would be made for employment space at 1 Triton Square. The applicant should confirm the approach accordingly.

Travel planning, deliveries, servicing and construction

55 The objectives of the framework travel plan are strongly supported. In line with the submitted framework, a full travel plan should be secured and monitored via the Section 106 agreement. A deliveries and servicing plan and construction logistics and management plan should be secured via condition. The former should demonstrate that the bay to the north of the site has sufficient capacity to cope with both delivery vehicles and taxi pick up/drop offs. This is likely to be particularly important for disabled people visiting the site.

Crossrail

56 In accordance with London Plan Policy 8.3 the Mayor commenced Community Infrastructure Levy (CIL) charging for developments on 1 April 2012. Within the London Borough of Camden, the CIL charge is £50 per square metre. In this case this site also falls within the central London area where Section 106 contributions for Crossrail will be sought in line with London Plan Policy 6.5 and associated SPG. In these situations, Mayoral CIL is treated as a credit towards the Section 106 Crossrail liability. The Section 106 agreement should take this into account accordingly.

Local planning authority's position

57 Camden Council is expected to formally consider the application at a planning committee in mid-May 2017.

Legal considerations

58 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged or direct the Council under Article 6 of the Order to refuse the application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

59 There are no financial considerations at this stage.

Conclusion

60 London Plan policies on Central Activities Zone, social infrastructure, equality, housing, urban design, inclusive access, sustainable development and transport are relevant to this application. Whilst the scheme is broadly supported in strategic planning terms, the application does not yet fully comply with the London Plan as set out below:

- **Central Activities Zone:** The scheme would deliver qualitative and quantitative enhancements to the provision of office employment space at this site, in conjunction with a very favourable combination of mixed CAZ uses (including affordable housing and affordable workspace) in line with London Plan policies 2.10, 4.2 and 4.3.
- **Social infrastructure:** Noting the wider benefits of the scheme, the loss of Use Class D1 floorspace does not present a strategic issue. However, further to this, Camden Council must confirm that this floorspace is surplus to local infrastructure requirements in line with London Plan Policy 3.16.
- **Equality:** The applicant should take all reasonable steps to facilitate the timely and successful relocation of the Debre-Genet Holy Trinity Ethiopian Orthodox Tewahedo Church in line with London Plan Policy 3.1. GLA officers seek further discussion on this matter prior to the Mayor's decision making stage.
- **Housing:** The proposed 100% affordable housing contribution (including a 45% provision of affordable family-sized housing) is strongly supported in line with London Plan policies 3.3, 3.4 and 3.11.
- **Urban design:** The proposed scheme is well-designed in response to context, optimises the potential of this site, and would successfully accommodate a beneficial mix uses to support the character and sustainability of the CAZ. The application accords with London Plan Policy 7.1.
- **Inclusive access:** The approach to access and inclusion is broadly supported in line with London Plan Policy 7.2.
- **Sustainable development:** Following clarifications on the energy strategy, the Council will secure the relevant energy and climate change adaptation measures by way of planning condition in accordance with London Plan policies 5.2, 5.10, 5.11, 5.13 and 7.19.
- **Transport:** Whilst the scheme is broadly acceptable in strategic transport terms, further clarifications/commitments are sought with respect to: walking and cycling; car parking; and, travel planning, deliveries, servicing and construction to ensure accordance with London Plan policies 6.3, 6.9, 6.10, 6.13 and 6.14.

for further information, contact GLA Planning Unit (Development & Projects):

Juliemma McLoughlin, Assistant Director - Planning

020 7983 4271 email juliemma.mcloughlin@london.gov.uk

Sarah Considine, Strategic Planning Manager (Development Decisions)

020 7983 5751 email sarah.considine@london.gov.uk

Graham Clements, Senior Strategic Planner (case officer)

020 7983 4265 email graham.clements@london.gov.uk
