



Department for Communities and Local Government

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Your ref: 2016/6069/P
Our ref: NPCU/CONS/X5210/77790

Date: 29 June 2017

Dear Mr Peres Da Costa

The Town and Country Planning (Consultation) (England) Direction 2009

Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional floor space (Class B1) with relocated plant above, creation of roof terraces at 6th floor level, reconfiguration of ground floor including infill of Triton Square Mall including flexible retail (A1, A3 and A4), affordable workspace (B1) and reprovision of gym (D2), erection of part 6, part 9 storeys residential buildings to provide 22 flats (10 x 3-bed, 11 x 2-bed and 1 x 1-bed) (Class C3) following demolition of St Anne's Church (Class D1), hard and soft landscaping including garden at junction of Longford Street and Triton Square, reconfigured vehicle and pedestrian accesses and other ancillary works at 1 Triton Square and St Anne's Church, Laxton Place, London, NW1 3DX

Application reference 2016/6069/P

I refer to your email of 7 June referring to the Secretary of State for Communities and Local Government ("The Secretary of State") an application for planning permission for the above development.

The Secretary of State has carefully considered the case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

The Government is committed to give more power to councils and communities to make their own decisions on planning issues, and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in the application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that applications should be called in. The Secretary of State has decided, having had regard to this policy, not to call in the application. He is content that the application should be determined by the local planning authority.

In considering whether to exercise the discretion to call in the application, the Secretary of State has not considered the matter of whether the application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The local planning authority responsible for determining these applications remains the relevant authority responsible for considering whether these Regulations apply to these proposed developments and, if so, for ensuring that the requirements of the Regulations are complied with

Yours sincerely

Edward Chapman

Edward Chapman
Planning Casework Manager