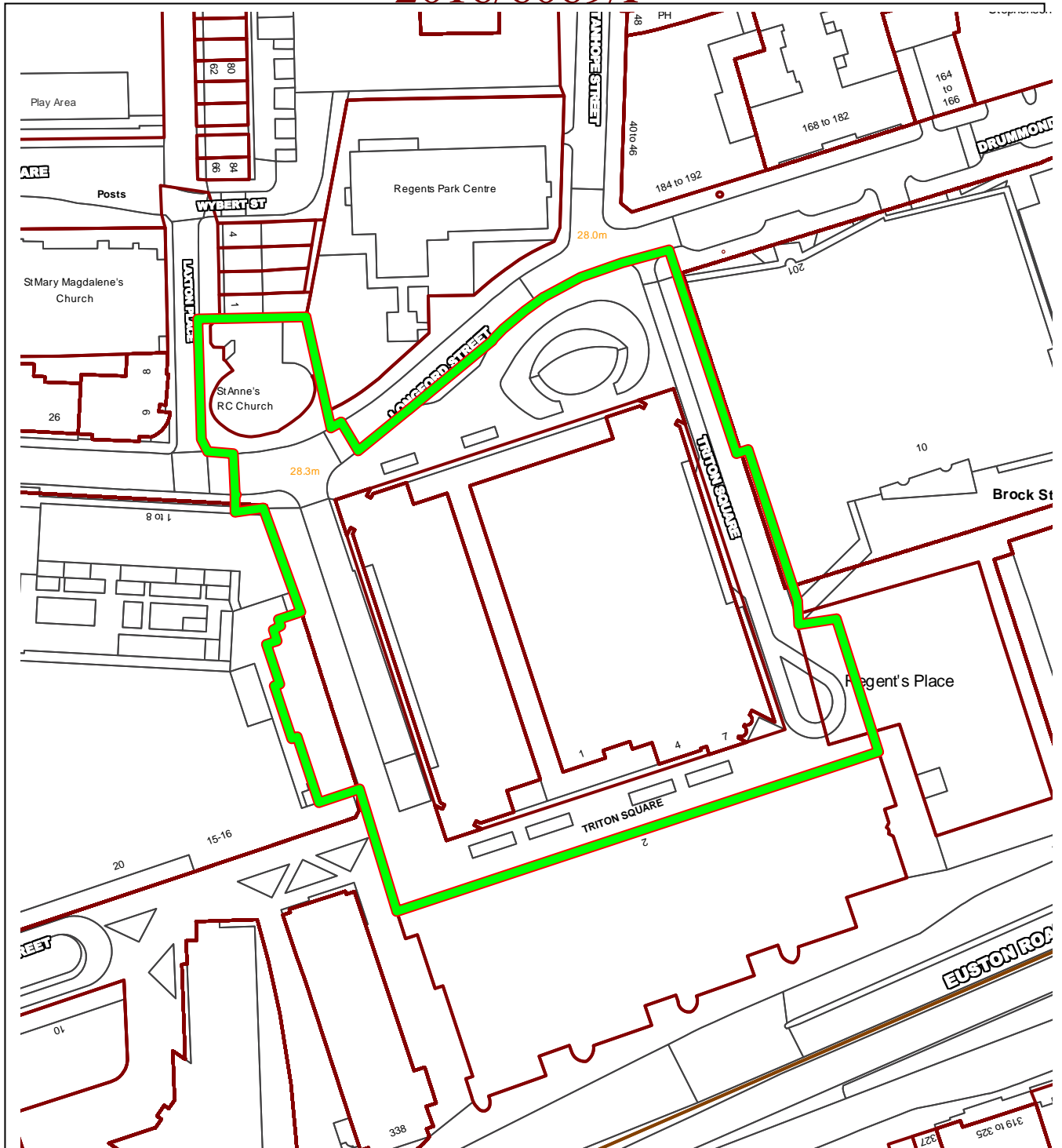


1 Triton Square & St Anne's Church 2016/6069/P



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Delegated Report (Members' Briefing)		Analysis sheet	Expiry Date:	03/02/2017
		N/A	Consultation Expiry Date:	03/05/2017
Officer			Application Number(s)	
David Peres Da Costa			2016/6069/P	
Application Address			Drawing Numbers	
1 Triton Square & St Anne's Church Laxton Place London NW1 3DX			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (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 building 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.				
Recommendation(s):		Grant conditional planning permission subject to s106		
Application Type:		Full Planning permission		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				
Reason for referral to Members' Briefing		<p>Development Control Committee resolved to grant planning permission subject to a s106 legal agreement on 11th May 2017. The Local Plan was adopted by Council on 3 July 2017. As the original assessment was made under the Local Development Framework, this report provides an assessment with regard to the policies in the Local Plan.</p> <p>The application has been referred to members so that nominated members can advise whether they consider this application should be reported to the Planning Committee.</p>		

Site Description

The site is primarily made up of 1 Triton Square (1TS) and St Anne's RC church (SAC). The site also includes Longford Square (to the north of 1TS), a substation and pedestrian routes to the south, east and west of 1 Triton Square.

The '1 Triton Square' site is occupied by a 7 storey building (plus basement) with crèche and gym at ground floor level and plant at basement and 7th floor level (roof). The site sits within Regent's Place (a 13-acre site) which, whilst predominantly an office development, includes a mix of uses, including retail, a theatre and residential and a series of public spaces including the Regent's Place Plaza. The Regent's Place campus is located immediately to the north of Euston Road, between Great Portland Street and Warren Street Stations.

The church site is bounded by Laxton Place to the west, a 3 storey residential terrace (1-4 Laxton Place) to the north and open space to the east of the site (associated with Westminster Kingsway College to the north east). Immediately to the west of the church site is the 5 storey residential building 8-9 Laxton Place. To the north of the church site is the Regent's Park Estate (a large post-war council estate) and to the south is Regent's Place.

Neither of the sites is within a conservation area but immediately to the east of the church site is the Regent's Park Conservation Area (the boundary is on the west side of Laxton Place). Opposite (to the north west) of the church site is the Grade II* Church of St Mary Magdalene. The eastern half of 1 Triton Square falls within a viewing corridor of the London View Management Framework (Parliament Hill summit to the Palace of Westminster). The site falls within the Euston Opportunity Area and the Euston Area Plan.

Relevant History

9003269: Planning permission was granted on appeal 9/11/90 for the 'Redevelopment in outline of the site by the erection of a building comprising 290,000 sq. ft. of predominantly office accommodation inclusive of a design centre and studio and mixed uses including a sports unit at ground floor level'. The site was completed in 1997 for The First National Bank of Chicago. The building was designed for the bank with a large trading floor at first floor level (above ground floor retail, gym and crèche) and offices and a large (38m wide) atrium above.

2014/5545/P: A certificate of lawfulness for a proposed development was granted 13/11/2014 for the 'continuation of primary assembly and leisure use (Class D2)'

The application sought to demonstrate that the existing assembly and leisure use did not require any further planning consent, since the installation of the additional entrance door to provide access to a café, which is ancillary within the ground floor unit. The café element of the ground floor unit is ancillary to that of the leisure use. It is not considered that the installation of a door to provide additional access to the café and the building would constitute a change of use of the unit, especially since public access to this unit is required by Condition 4 placed on the appeal decision of the original consent.

2015/5247/P: A certificate of lawfulness for a proposed development was granted 03/11/2015 for the 'Infill of internal atrium at second, third, fourth and fifth floor levels to create additional office floor space'. The certificate of lawfulness has not been implemented.

2016/5446/P: 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. EIA Not Required 20/10/2016

Relevant policies

NPPF

London Plan March 2016, consolidated with alterations since 2011

Camden Local Plan 2017

H1 Maximising housing supply

H2 Maximising the supply of self-contained housing from mixed-use schemes

H4 Maximising supply of affordable housing

H6 Housing choice and mix

H7 Large and small homes

C1 Health and wellbeing

C2 Community facilities

C3 Cultural and leisure facilities

C5 Safety and security

C6 Access for all

E1 Economic development

E2 Employment premises and sites

A1 Managing the impact of development

A2 Open space

A3 Biodiversity

A4 Noise and vibration

D1 Design

D2 Heritage

D3 Shopfronts

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

CC4 Air quality

CC5 Waste

TC1 Quantity and location of retail development

TC2 Camden's centres and other shopping areas

TC4 Town centres uses

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T3 Transport infrastructure

T4 Sustainable movement of goods and materials

DM1 Delivery and monitoring

Euston Area Plan

Camden Planning Guidance

Regent's Park Conservation Area Statement

Assessment

1. Proposal

- 1.1. The Application seeks full planning permission for the redevelopment of the Site for a mixed use scheme comprising office (Class B1), affordable workspace (Class B1), flexible retail space (Class A1, A3 and A4), gym (Class D2) and residential uses (Class C3), across two sites: 1 Triton Square and St Anne's Church (SAC).
- 1.2. The scheme broadly involves the refurbishment and extension of the 1 Triton Square building whilst the existing SAC building would be demolished and replaced with affordable housing.
- 1.3. The proposed development would reconfigure the ground floor of 1 Triton Square. This would include the infilling of Triton Square Mall, a pedestrian route running north south through 1TS. The retail unit to the southern facade would be slightly enlarged and would provide flexible retail (Class A1, A3 and A4). The ground floor would also include a replacement gym (Class D2) accessed from the eastern facade and an affordable workspace unit (B1) accessed from the north facade. The existing main entrance corner (in the south east) would be remodelled.
- 1.4. Above ground floor, 1 Triton Square would be extended by 3 storeys (a 12.96m high extension) increasing the height of the building from 32.05m to 45.01m. This equates to an increase from 6 storeys (plus plant) to 9 storeys (plus plant).
- 1.5. The proposals for the St Anne's residential redevelopment include the demolition of the existing 1970's 2.5 storey building and its replacement with a part 6-storey, part 9-storey residential building. The new building would extend to 29.2m above ground level at its highest point. The proposed building would provide 22 self-contained flats (10 x 3-bed, 11 x 2-bed and 1 x 1-bed). All residential units would be affordable housing (76% social rented and 24% intermediate rented). Two of the flats would be wheelchair accessible.
- 1.6. Public realm improvements are proposed to 4 main areas adjacent to each of the elevations of 1 Triton Square. To the north, a garden would be provided at Longford Place and the existing redundant crèche structure would be removed. The landscaping to Triton Square (west) would include the recladding of the substation and new planting. The taxi drop-off would be removed from Triton Square (east) and cycle parking would be introduced between planting.

2. Background

- 2.1. Development Control Committee resolved to grant planning permission subject to a s106 legal agreement on 11th May 2017. The Local Plan was adopted by Council on 3 July 2017. As the original assessment was made under the Local Development Framework, this report provides an assessment with regard to the Local Plan. This will allow the implications of the Local Plan for the proposed development to be fully assessed and a final decision can be made taking into account the Local Plan. As an assessment has already been made taking into consideration the statutory requirements, the NPPF, the London Plan and the Euston Area Plan the following assessment will consider first and foremost the implications of the Local Plan.

Assessment

Land use

Additional office floorspace

The Council promotes development in Central London as it is highly accessible by a range of means

of transport (policy G1). The development would provide 15,500sqm of additional office floorspace. Some of the additional office floorspace (3610sqm) would be created by infilling part of the internal atrium at second, third, fourth and fifth floor levels with the remainder being provided in the 3 storey extension. The proposed office floorplates would be flexible and could be divided up as required to meet the needs of businesses of different sizes. To provide further flexibility, the entrance core has been redesigned to suit multiple occupiers with potential for multiple receptions on multiple floors. As such, the proposed B1 floorspace creates an opportunity to provide space for smaller businesses alongside larger tenancies. The additional office floorspace would be in accordance with policy E1, E2 and G1.

Residential

Policy H1 indicates that the Council seeks to maximise the supply of homes with housing regarded as the priority land-use of the Local Plan. The proposed development would provide 22 residential units and will therefore contribute towards the 11,130 additional self-contained homes required in LBC from 2016/17 - 2030/31.

Flexible Retail Use (A1/A3/A4)

The proposal would provide 339sqm of flexible floorspace in either retail (Class A1), Restaurants and cafes (Class A3) or Drinking establishments (Class A4) use. The additional floorspace does not fall within a Town Centre or a Central London Frontage, but it would be within the Central London area. The provision of this modest amount of flexible floorspace would therefore accord with policy G1 and policy TC3 which promotes shops outside designated centres.

Gym (D2)

The existing gym would be re-provided in the reconfigured ground floor.

Loss of community facility

The development would involve the loss of 2 community facilities: a crèche in 1TS and St Anne's RC Church.

Policy C2 seek the retention of community facilities recognising their benefit to the community (including protected groups) unless one of the following tests is met:

- (i) a replacement facility of a similar nature is provided that meets the needs of the local population or its current, or intended, users;
- (ii) the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. Where it has been demonstrated to the Council's satisfaction there is no reasonable prospect of a community use, then our preferred alternative will be the maximum viable amount of affordable housing;

There is no significant difference between Local plan policy C2 and policy DP15 of the LDF. Therefore the conclusions of the previous assessment are still valid.

Crèche

In respect of the loss of the crèche, it is considered the applicant has met the requirements of policy C2 (and London Plan policy 3.16). That is to say the specific community facility is no longer required in its current use and evidence has been provided (in the submitted local services audit) which demonstrates that the loss would not create, or add to, a shortfall in provision for the specific

community use and demonstrates that there is no demand for any other suitable community use on the site. Therefore the loss of the crèche would be considered acceptable.

St Anne's RC Church

The church provides 437.2sqm floorspace for religious worship and is currently occupied by the Ethiopian Orthodox Tewahedo Church. The original assessment including consideration of the letter of objection from the Church and a number of petitions from the congregation.

The planning application does not propose to provide a replacement church. There is also evident demand for the current facility. Given this, the proposal does not comply with the requirements of policy C2 or London Plan Policy 3.16.

The development would result in the loss of a community facility and therefore this needs to be weighed against the other benefits of the proposal including the refurbishment and extension of a significant office building, the Affordable Workspace, the affordable housing and public realm improvements. These matters will be assessed in other sections of this report. In addition an Equalities Impact Assessment has been carried out (please refer to paragraph 7.48 below) and the findings have informed the recommendation of this report.

In addition to extending the church's lease at nil rent to assist with the allocation of resources towards the site search, the applicant has actively engaged in and continues to assist the Church with their search for alternative premises. The applicant's assistance of the church to locate new premises would be secured via legal agreement. This would include assistance in the identification of premises and professional support services for a period of 6 months from the decision or until EOTC have an offer to acquire any premises accepted.

Equalities Impact Assessment

Equalities Impact Assessment (EqIA) has been carried out to assess the differential impact from the proposed development on protected groups and whether the proposed development could cause direct or indirect discrimination. The previous assessment (in the officer's committee report) stated the EqIA demonstrates the Council has fulfilled the Public Sector Equality Duty and has had due regard to the requirements of Section 149 of the Equality Act. This conclusion is considered to hold for this assessment.

Affordable Workspace (B1)

Policy E2e which states the Council will consider higher intensity redevelopment of premises provided that the proposed premises include floorspace suitable for start-ups, small and medium-sized enterprises, such as managed affordable workspace where viable. The proposal would provide 1015sqm of affordable workspace. The provision of affordable workspace is in accordance with policy E2e.

Mixed use policy

Policy H2 (H2 Maximising the supply of self-contained housing from mixed-use schemes) states where non-residential development is proposed the Council will promote the inclusion of self-contained homes as part of a mix of uses. In the Central London Area where development involves additional floorspace of more than 200sqm (GIA), we will require 50% of all additional floorspace to be self-contained housing. Where housing is required as part of a mix of uses, we will require self-contained housing to be provided on site, particularly where 1,000sqm (GIA) of additional floorspace or more is proposed.

The scheme provides additional floorspace of 15,500 sqm (GIA) at 1 Triton Square. This includes

3610sqm of infilled atrium, within the existing building envelope. Therefore the net uplift of B1 floorspace would be 11,290sqm. Policy H2 is based on gross internal area (GIA) rather than gross external area (GEA). The shift from GEA to GIA and resultant change in the threshold trigger from 200sqm GEA to 200sqm GIA would not affect the proposed development as the uplift in floorspace is 11,290sqm is well in excess of the threshold and so would not affect the decision.

The Committee Report indicates that it is physically possible to provide residential space at 1 Triton Square, but not practicable to do so, therefore provision at an adjacent site (St Anne's Church) is acceptable. This is consistent with the new criteria in Policy H2 and so the change to the policy criteria would not affect the decision.

The scheme proposes on-site housing on the part of the site currently occupied by St Anne's RC Church. The total residential floorspace proposed is 2,784sqm.

The Council seeks additional housing floorspace to match the net addition to non-residential floorspace across the whole site, taking into account any non-residential floorspace removed in conjunction with the housing contribution. St Anne's church has a floorspace of 400sqm. This non-residential floorspace would be lost, therefore the net non-residential uplift across the whole of the application site is 10890sqm GIA (14,712 sq m GEA). Policy H2 requires 50% of this uplift to be housing, generating a housing requirement of 5,445 sqm GIA (7356sqm GEA) of which 50% should be affordable. The total residential floorspace proposed on the St Anne's Church part of the site would be 2,784 sqm

Assessment of viability appraisal

The applicant has submitted a financial viability statement which has been independently reviewed by BPS Chartered Surveyors.

No payments in lieu are included in the financial viability statement to compensate for the shortfall in housing delivery. The multiplier stipulated by Camden Planning Guidance (CPG8) is £1,350 per sqm (GEA). The total additional floorspace for the purpose of the H2 calculation is 14,712 sq m (GEA), which generates a housing requirement of 7,356 sq m (GEA), and an affordable housing requirement of 3,678 sq m (GEA). The shortfall in housing delivery is 4,572 sq m (GEA) which gives a maximum payment in lieu of £6,172,200. CPG8 has not been superseded and provides a payment in lieu figure based on GEA. GEA would therefore still be the appropriate method to calculate the shortfall notwithstanding the change to GIA in Policy H2.

Following analysis of the applicant's site valuation (benchmark land value) and the proposed scheme's costs and values, BPS conclude that because the scheme remains in substantial deficit even following the independent reviewers recommended adjustments, no further housing contribution can viably be delivered, based on present-day costs and values. There should be a deferred contributions mechanism, based on outturn costs and values, so that if improvements in viability result in a profit surplus being generated, this can trigger the payment of additional housing contributions. This would be secured via legal agreement.

Housing and affordable housing

Policy H4 Maximising the supply of affordable housing introduces a steeper sliding scale (as compared to policy DP3). Policy H4 states the Council will seek to negotiate the maximum reasonable amount of affordable housing with a sliding scale target applying to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% of for each home added to capacity. The housing requirement exceeds 2,500sqm GIA, so the change to the steeper sliding scale and calculations based on GIA in Policy H4

would not affect the assessment.

The development would provide 22 residential units, all of which would be provided as affordable housing. These would be split as 16 x social rented and 6 x intermediate rented.

The net non-residential uplift is 10,890 sq m GIA (11,290 sq m less 400 sq m reduction at St Anne's). Under Policies H2 and H4, the on-site housing requirement for a policy compliant scheme would be 5,445 sq m GIA, and the affordable housing target would be 50% or 2,722.5sqm GIA (under policy DP1 and DP3, 50% of 7,356 sq m = 3,678 sq m). The affordable housing proposed is 2,429 sq m GIA (2,784sqm GEA). There remains a modest affordable housing shortfall compared with a policy compliant scheme (on the basis of GEA, 3,678 – 2,784 = 894 sqm; on the basis of GIA, 2,722.5 – 2,429 = 293.5 sqm), and it remains appropriate for all the provision at St Anne's to be affordable.

Policy H4 seeks a 60/40 split affordable/social rent vs intermediate. The proposed scheme provides 76% of the floorspace as social rented and 24% as intermediate rent. Although this departs from the guideline targets this tenure split is considered acceptable given the outstanding need for social rented units in this location. The provision of social rented units represents the area of greatest housing need, particularly in central areas such as this and is therefore welcomed.

Unit mix

Policy H7 introduces changes to the Council's dwelling size priorities. In the social rented sector, priority for 3-bed homes is still high and priority for 2-beds has increased from medium to high. In the intermediate sector, priority is now focused on 2-beds and smaller, instead of 2-beds and larger. However, this change is already reflected through updated CPG2 guidance.

	Unit size	No of Units
Affordable rent	1b2p	1
	2b4p	5
	3b5p	10
Intermediate rent	2b3p	3
	2b4p	3
Total		22

The proposal involves 16 social rent homes, 10 x 3-bed (high priority), 5 x 2-bed (high priority), 1 x 1-bed (lower priority), plus 6 intermediate homes, all 2-bed (medium priority)

The proposal is consistent with policy H7 and the change to dwelling size priorities would not affect the decision

Design and Layout

Policy H6 require 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2). The London Plan policy 3.8 already includes this stipulation and so there would be no effect on the assessment of this application. Compliance with M4(2) would be secured by condition.

Wheelchair units

The scheme proposes the following wheelchair units in the social rented elements:

1 x 1b2p

Policy H6 require 10% of new-build self-contained homes in each development to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3). The London Plan policy 3.8 already includes this stipulation, so the reference to building regulations in Policy H6 would not affect the assessment of this application. However, Policy H6 (para 3.155) adds a stipulation (that social-affordable rented wheelchair user dwellings should be provided as "wheelchair accessible dwellings" (fully fitted out rather than adaptable), and comply with optional building regulation M4(3)(2)(b). The requirement for the wheelchair units in the social rented tenure to be fully adapted (i.e. M4(3)(2)(b)) has been secured through the legal agreement and so this change would not affect the decision.

Design and appearance

Policy D1 is consistent with policy DP24 and so the original assessment of design in the committee report is considered to accord with the Local Plan. The committee report concludes the 3 storey extension and remodelling of 1 Triton Square would successfully evolve the original building concept to a single unified composition and would provide a legible and well-proportioned piece of architecture with an active and engaging street frontage between the cores. The massing of the proposed residential building for the St Anne's site would give a confident expression to this corner location. The detailed design emphasizes hierarchy and order and the brick facade would provide a familiar material. The building would be a high quality piece of architecture with a carefully considered residential layout. The design of the development would be in accordance with policy D1 of the Local Plan.

Impact on heritage and views

Policy D2 is consistent with policy DP25 and so the original assessment of design in the committee report is considered to accord with the Local Plan. The proposed development would preserve the setting of St Mary Magdalene and any effect on its eastern Pugin window falls at the very lowest end of the range of less than substantial harm. That minimal harm has been accorded considerable importance and weight in the overall balance. Historic England has suggested a contribution to the restoration of the church to mitigate any harm. However it is concluded that having regard to the overall public interest and the fact that the harms are so clearly outweighed by the benefits of the scheme that a contribution would not be justified. The development would not impact upon views to/from or the setting of the Regents Park (Camden / City of Westminster) or Fitzroy Square Conservation Area. The settings of the conservation areas would be preserved and left unharmed. Therefore, the development would be in accordance with policy D2 of the Local Plan.

Trees

Four groups of trees on Triton square South would be removed as part of the development. In addition 2 trees (both silver maples) would be removed from Longford Place (between Longford Street and 1 Triton Square). All but one of these trees is considered to be in poor condition and their loss would be acceptable and would be in accordance with policy A3.

Neighbouring amenity

Policy A1 'Managing the impact of development' is consistent with policy DP26 and so the original assessment of amenity (in terms of daylight / sunlight, overshadowing, overlooking) in the committee report would accord with the Local Plan.

The existing plant area at 6th floor roof level of 1TS would be relocated to the roof of the extension (9th

floor level). The rooftop plant includes six cooling towers, 10 AHUs, generator heat rejection, an exhaust flue and toilet extract fans. Areas are also reserved for installation of plant items by tenants.

The following items of plant are proposed for the St Anne's residential block:

- MVHR ventilation units serving each apartment, and with inlet and discharge connections to the façade elevations
- Generator located in the ground floor plant room
- Transformer at ground level
- Heat rejection plant at roof level

Policy A4 states development should have regard to Camden's Noise and Vibration Thresholds (Appendix 3). The noise thresholds are more demanding than those provided by policy DP28. The submitted noise report assessment refers to noise emission limits which are taken from table E of appendix 2 of the LDF. This provides noise emission limits which are 5dB or 10dB (where tonal) below background noise levels. The noise thresholds in table C of appendix 3 of the Local plan provides thresholds which are 10dB or 15dB (where tonal) below background noise levels.

While the noise assessment uses less demanding criteria policy A4 provides some flexibility in the assessment of noise. Policy A4 states we will only grant permission for plant and machinery if it can be operated without causing harm to amenity. Furthermore National Planning Practice Guidance states that while Local Plans can include noise standards, care should be taken to avoid these being implemented as fixed thresholds as specific circumstances may justify some variation being allowed.

Camden noise thresholds reflect observed effect levels outlined in National Planning Practice Guidance (NPPG). The significance of noise impact varies dependent on the different noise sources, receptors and times of operation presented for consideration within a planning application. Therefore, Camden's thresholds for noise and vibration evaluate noise impact in terms of various 'effect levels' described in the National Planning Policy Framework and Planning Practice Guidance:

- NOEL – No Observed Effect Level
- LOAEL – Lowest Observed Adverse Effect Level
- SOAEL – Significant Observed Adverse Effect Level

Three basic design criteria have been set for proposed developments, these being aimed at guiding applicants as to the degree of detailed consideration needed to be given to noise in any planning application. The design criteria outlined below are defined in the corresponding noise tables. The values will vary depending on the context, type of noise and sensitivity of the receptor:

- Green – where noise is considered to be at an acceptable level.
- Amber – where noise is observed to have an adverse effect level, but which may be considered acceptable when assessed in the context of other merits of the development.
- Red – where noise is observed to have a significant adverse effect.

NPPG provides guidance on noise assessment. *At the lowest extreme, when noise is not noticeable, there is by definition no effect. As the noise exposure increases, it will cross the no observed effect level as it becomes noticeable. However, the noise has no adverse effect so long as the exposure is such that it does not cause any change in behaviour or attitude. The noise can slightly affect the acoustic character of an area but not to the extent there is a perceived change in quality of life. If the noise exposure is at this level no specific measures are required to manage the acoustic environment.*

As the submitted noise report was based on DP28 noise thresholds the noise from the plant at nearest residential noise sensitive receptor would be 5dB below background noise levels. Appendix 3 of the Local Plan states that a rating level between 9dB below and 5dB above background would be amber (between Lowest Observed Adverse Effect Level (LOAEL) and Significant Observed Adverse Effect Level). The predicted noise of 5dB below background would therefore fall more towards the

Lowest Observed Adverse Effect Level. The LOAEL is the level above which adverse effects on health and quality of life can be detected however the NPPG does not state that mitigation will be required at this level. Nevertheless in the context of the planning application it is considered all reasonable steps have been taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development. The mitigation includes an acoustic screen for 1 Triton Square and the sound attenuation for the emergency generator within the St Anne's residential block. Furthermore, the predicted level of noise (5dB below background) is considered acceptable when assessed in the context of other merits of the development. A condition would be included to ensure the plant would not exceed the thresholds specified in the assessment.

Air quality assessment

No significant change between policy DP32 and policy CC4. In summary, the development meets air quality neutral requirements and so would accord with policy CC4.

Carbon reduction

Policy CC1 require all major development to demonstrate how London Plan targets for carbon dioxide emissions have been met.

New build residential (St Anne's Church site)

The total reduction in CO2 emissions for the new build residential would be 51.9%. St Anne's would incorporate connections for a future heat network and space for a plate heat exchanger in the plant room. The shortfall for the new build residential is 48.1%.

1 Triton Square Extension

The carbon emissions would be reduced beyond the Part L2A 2013 target emissions (TER) on the extension of 1 Triton Square. The total reduction in CO2 emissions for the extension at 1 Triton Square would be 20.4%. 1 Triton Square would incorporate connections for a future heat network and space for a plate heat exchanger in the plant room. The shortfall for the new build commercial is 15%.

1 Triton Square Refurbishment

The carbon emissions have been reduced beyond the Part L2B 2013 target emissions (TER) in the refurbishment of 1 Triton Square by implementing lean measures. The total reduction in CO2 emissions for the commercial refurbishment would be 19.6%.

Carbon Offsetting

As the London Plan carbon reduction target in policy 5.2 would not be met onsite, the Council will require a s106 financial contribution to Camden's carbon offset fund which will be used to secure the delivery of carbon reduction measures elsewhere, in connection with projects identified in the Council's Environmental Sustainability Plan 'Green Action for Change'. The financial contribution required would be £87,300 and this would be secured by legal agreement.

Policy CC1 (part e) requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building. The development includes an extension to an existing office building. There are embodied carbon savings as a result of refurbishing the existing Triton Square building. This is welcomed and is in accordance with this element of policy CC1. The development also involves the demolition of St Anne's Church and its replacement with a part 6, part 9 storeys residential building. While the applicant has not investigated the conversion and extension of St Anne's Church to provide residential accommodation, it is evident the layout and design of the existing church would make a conversion difficult.

Policy CC1 also requires development to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. Solar PV with 62.05 MWh/annum output and array size of 400sq.m is proposed. This would provide a 7.1% reduction of CO2 through renewables for the new build parts of the 1TS and a 41.6% reduction of CO2 through renewables for the St Anne's residential block. The CO2 savings from renewables would be in accordance with policy CC1 and would be secured via the legal agreement.

Sustainable Design and Construction

Policy CC2 expects non-domestic developments of 500sqm of floorspace or above to achieve "excellent" in BREEAM assessments. Both the existing (to be refurbished) and new extension parts of 1 Triton Square would be assessed using BREEAM 2014. The development is targeting BREEAM Excellent (75.8% score) and would therefore meet policy requirements of policy CC2.

Health Impact Assessment

Policy C1 Health and wellbeing states the Council will require proposals for major development schemes to include a Health Impact Assessment (HIA).

Health and wellbeing are not wholly new considerations, they are the subject of Core Strategy CS16, and there are also considered in Section 12 in CPG6 "Planning for healthy communities".

While Policy C1 itself indicates that HIA is required for major developments, supporting para 4.9 is broader, indicating that scope of a HIA will vary depending on the size of the development and its location, and only indicates a requirement for engagement with health and community stakeholders where there are 100 homes or more. The Committee Report includes consideration of health and wellbeing at a number of points, policies CS16 and C1 are referenced, and there is discussion (for example) of health facilities, Equality Impact Assessment, designing out crime, public realm improvements, neighbouring amenity, air quality and construction impacts.

The applicant has submitted a rapid HIA after officer's raised the requirements of policy C1. It is noted the rapid HIA was submitted after the committee resolved to grant. Nevertheless the rapid HIA demonstrates that there would be no negative health impacts from the proposed development. Furthermore the contents of the HIA do not raise any new material considerations such that a different decision on the Application would be reached if it were reconsidered.

Transport

Car parking

The Council expects development to be car-free (policy T2). In accordance with policy T2 the development would be car free. A legal agreement would ensure that the occupiers of 1TS and the proposed residential block would be unable to apply for parking permits.

Cycle parking

Policy T1 seeks to ensure that development provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan. The development for 1TS would provide 532 long-stay cycle parking spaces. This exceeds the London Plan requirement. The development for 1TS would provide 49 short-stay cycle parking spaces. This meets the London Plan standards.

The main changes to policy have been set out above and the policies T1, T2, T3 T4 and A1 are

otherwise broadly in line with the Council's previous policies. Therefore the assessment of the impact of the local transport network, the removal of the taxi drop-off and servicing are unchanged from the original officer's committee report and would be in accordance with policy A1 and T3. The requirement for a construction management plan, servicing management plan, travel plan and highways contribution would be secured by legal agreement.

Employment and business support

Policy E1 'Economic development' states the Council will support local enterprise development, employment and training schemes for Camden residents. This is unchanged from the previous policy in the LDF (CS8) and the employment and business support measures set out in the officer's committee report would be secured by legal agreement. An employment and training contribution of £431,262 would also be secured through the legal agreement.

Conclusion

The Local Plan policies introduce a number of significant changes to policy requirements. However, in each case this assessment has shown that the development would comply with the requirements of the Local Plan. No new material considerations have been identified such that a different decision on the Application would be reached if it were reconsidered.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th September 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/6069/P**

20 September 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**1 Triton Square & St Anne's Church Laxton Place
London
NW1 3DX**

Proposal:

DECISION
Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (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 building 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.

Drawing Nos: Supporting documents: Developers Statement (British Land) October 2016; Design and Access Statement (Vol. 1, 1TS, Arup Associates; and Vol. 2, SA, Matthew Lloyd Architects) October 2016; Housing Study (Arup Associates) October 2016; Townscape, Heritage & Visual Impact Assessment (Tavernor Consultancy) October 2016; Heritage Statement (KM Heritage) October 2016; Landscape Masterplan (5th Studio and Andy Sturgeon Design) October 2016; Planning Statement (DP9) March 2017; Statement of Community Involvement (HardHat) October 2016; Transport Assessment (Arup) October 2016; Energy Statement (Arup and Thornton Reynolds) October 2016; Sustainability Statement (Arup and Eight Associates) October 2016; Daylight & Sunlight Study (GIA) October 2016; Overshadowing Study (GIA) October 2016; Internal Daylight Study (GIA) October 2016; Air Quality Assessment (Arup) October 2016; Arboricultural Assessment

(Thomson Ecology) October 2016; Surface Water Drainage Proforma (Arup) dated December 2016; Construction Management Plan (Lendlease) dated October 2016; Socio-Economic Assessment (Quod) dated October 2016; Financial Viability Assessment (DS2) dated October 2016; Crime Impact Assessment (QCIC) dated 20/12/2016; Energy and Sustainability Consultation Response (Arup) dated 10 January 2017; BRUKL Output (refurbishment) 04 Jan 2017; BRUKL Output (extension) 04 Jan 2017; Noise Assessment (Arup) dated December 2016; Air Quality Assessment Addendum (Arup) dated 9 December 2016; Independent Viability Review (BPS) dated 16th January 2016; Equalities Statement (Quod) dated January 2017; Letter from DP9 dated 30 January 2017; Letter from GIA dated 06/01/2017; Letter from GIA dated 28/02/2017; St Anne's Design Note: Overlooking (Matthew Lloyd Architects) January 2017; Summary of St Anne's Church (SAC) Information (DP9) dated February 2017; Letter from Gerald Eve dated 13 March 2017; Effect on St Mary Magdalene Church (KM Heritage)

Existing drawings (1TS): 246868-A_A_XX_ : XX_DR_AX_91040; XX_DR_AX_91020; B1_DR_AX_10010; GF_DR_AX_10020; 01_DR_AX_10030; ZZ_DR_AX_10041; 05_DR_AX_10070; 06_DR_AX_10080; 07_DR_AX_10090; XX_DR_AX_10510; XX_DR_AX_10520; XX_DR_AX_10530; XX_DR_AX_10540; XX_DR_AX_10610

Proposed drawings (1TS): 246868-A_A_XX_ : XX_DR_AX_91030 P01; B1_DR_AX_30010 P01; GF_DR_AX_30020 P01; 01_DR_AX_30030 P01; ZZ_DR_AX_30041 P01; 06_DR_AX_30080 P01; ZZ_DR_AX_30091 P01; 09_DR_AX_30110 P01; 10_DR_AX_30120 P01; 246868-A_A_XX_XX_DR_AX_ : 30510 P01; 30520 P01; 30530 P01; 30540 P01; 30610 P01; 30620 P01; 36701 P01; 36702 P01; 36703 P01; 36704 P01;

Existing drawings (SAC): SA: 100; 101; 102; 150; 151;152

Proposed drawings (SAC) SA: 200; 201; 202; 206; 207; 209; 250; 251; 252; 253; 254; 255;

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings (1TS): 246868-A_A_XX_ : XX_DR_AX_91040; XX_DR_AX_91020; B1_DR_AX_10010; GF_DR_AX_10020; 01_DR_AX_10030; ZZ_DR_AX_10041; 05_DR_AX_10070; 06_DR_AX_10080; 07_DR_AX_10090; XX_DR_AX_10510; XX_DR_AX_10520; XX_DR_AX_10530; XX_DR_AX_10540; XX_DR_AX_10610

Proposed drawings (1TS): 246868-A_A_XX_ : XX_DR_AX_91030 P01; B1_DR_AX_30010 P01; GF_DR_AX_30020 P01; 01_DR_AX_30030 P01; ZZ_DR_AX_30041 P01; 06_DR_AX_30080 P01; ZZ_DR_AX_30091 P01; 09_DR_AX_30110 P01; 10_DR_AX_30120 P01; 246868-A_A_XX_XX_DR_AX_ : 30510 P01; 30520 P01; 30530 P01; 30540 P01; 30610 P01; 30620 P01; 36701 P01; 36702 P01; 36703 P01; 36704 P01;

Existing drawings (SAC): SA: 100; 101; 102; 150; 151;152

Proposed drawings (SAC) SA: 200; 201; 202; 206; 207; 209; 250; 251; 252; 253; 254; 255;

Supporting documents: Developers Statement (British Land) October 2016; Design and Access Statement (Vol. 1, 1TS, Arup Associates; and Vol. 2, SA, Matthew Lloyd Architects) October 2016; Housing Study (Arup Associates) October 2016; Townscape, Heritage & Visual Impact Assessment (Tavernor Consultancy) October 2016; Heritage Statement (KM Heritage) October 2016; Landscape Masterplan (5th Studio and Andy Sturgeon Design) October 2016; Planning Statement (DP9) March 2017; Statement of Community Involvement (HardHat) October 2016; Transport Assessment (Arup) October 2016; Energy Statement (Arup and Thornton Reynolds) October 2016; Sustainability Statement (Arup and Eight Associates) October 2016; Daylight & Sunlight Study (GIA) October 2016; Overshadowing Study (GIA) October 2016; Internal Daylight Study (GIA) October 2016; Air Quality Assessment (Arup) October 2016; Arboricultural Assessment (Thomson Ecology) October 2016; Surface Water Drainage Proforma (Arup) dated December 2016; Construction Management Plan (Lendlease) dated October 2016; Socio-Economic Assessment (Quod) dated October 2016; Financial Viability Assessment (DS2) dated October 2016; Crime Impact Assessment (QCIC) dated 20/12/2016; Energy and Sustainability Consultation Response (Arup) dated 10 January 2017; BRUKL Output (refurbishment) 04 Jan 2017; BRUKL Output (extension) 04 Jan 2017; Noise Assessment (Arup) dated December 2016; Air Quality Assessment Addendum (Arup) dated 9 December 2016; Independent Viability Review (BPS) dated 16th January 2016; Equalities Statement (Quod) dated January 2017; Letter from DP9 dated 30 January 2017; Letter from GIA dated 06/01/2017; Letter from GIA dated 28/02/2017; St Anne's Design Note: Overlooking (Matthew Lloyd Architects) January 2017; Summary of St Anne's Church

(SAC) Information (DP9) dated February 2017; Letter from Gerald Eve dated 13 March 2017; Effect on St Mary Magdalene Church (KM Heritage)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CC3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:
 - a) planting for biodiversity and habitat features, as outlined in the Sustainability Assessment hereby approved;
 - b) details of any proposed earthworks including grading, mounding and other changes in ground levels;
 - c) details of 6th floor terrace and playspace.
 - d) details of Longford Street landscaping

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates for St Anne's residential block;

b) Plan, elevation and section drawings of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

d) Plan, elevation and section drawings of interfaces with the adjacent façade types for 1 Triton Square at a scale of 1:10.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 9 A 2m by 2m sample panel of the facing brickwork for the St Anne's residential block demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 10 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 11 Before the use commences, the 9th floor plant at 1 Triton Square shall be provided with an acoustic screen and the generator at St Anne's residential block shall be provided with sound attenuation; all plant shall have anti-vibration measures, all measures shall be in accordance with the noise report prepared by Arup dated 7 December 2016 hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 12 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reporting and Management of Significant Additional Contamination

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

13 Sustainable urban drainage:

A) Prior to commencement of the development, full details of the sustainable drainage system including:

- o Rainwater harvesting
- o Landscaping on Longford Place
- o Brown roofs (on Triton cores) and biodiverse green roof (on St Anne's)
- o 280m³ attenuation tank with pumped flow control

shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a maximum run-off rate of 35 l/s. Details shall include a lifetime maintenance plan.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

14 Living roof:

Prior to commencement of development full details of biodiverse, substrate-based extensive living roofs shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m². The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, and A3 of the London Borough of Camden Local Plan 2017.

15 Bird and bat boxes:

Details of bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Features should be integrated into the fabric of the buildings, unless otherwise agreed by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2016 (Consolidated with Alterations Since 2011) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

16 Air Quality Monitoring:

Air quality monitoring shall be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

17 Mechanical Ventilation:

Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of future occupiers and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

18 Air Quality Neutral:

Prior to commencement of development (excluding demolition and site preparation works), full details of the boiler plant and confirmation that the plant meets the Mayor's air quality neutral requirements and meets the NOx emissions limit of 40mg/kWh shall be submitted to and approved by the local planning authority in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 19 Before the development commences, details of secure and covered cycle storage area for 532 cycles in 1 Triton Square and 49 cycles in the public realm shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 20 Solar PV:

Prior to commencement, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 21 Units 1.2, 1.3, 2.1-2.3, 3.1-3.3, 4.1-4.3, 5.1-5.3, 6.1, 6.2, 7.1, 7.2, 8.1 and 8.2 as indicated in the Design and Access Statement hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the London Borough of Camden Local Plan 2017.

- 22 Units 0.1 & 1.1, as indicated in the Design and Access Statement hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy H6 of the London Borough of Camden Local Plan 2017.

- 23 Before the development commences, details of secure and covered cycle storage area for 44 cycles in the St Anne's residential block shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 24 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 25 The use of the terrace at first floor level adjoining 1 Laxton Place shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 26 Before the commencement of development of the residential building, details of the location, design and method of waste storage and removal including recycled materials for the proposed residential building, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL and Camden's CIL charging schedules and the information given on the plans the charge is likely to be £907,000 (18,140sqm x £50) for Mayoral CIL and £1,000,025 (15,711sqm x £25 and 2,429sqm x £250) for Camden's CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice

once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

- 8 Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.
- 9 Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built. Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid February and October depending on bird species and weather conditions. Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

DECISION