

## Supplementary Information for Planning Committee

11<sup>th</sup> May 2017

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Agenda Item: 7(3)  
Application Numbers: 2016/6069/P  
Address: 1 Triton Square & St Anne's Church, Laxton Place,  
London NW1 3DX

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- 1.1. Independent assessment of Daylight/Sunlight
- 1.2. Following officer's concerns regarding the impact of the proposed development on neighbouring amenity in terms of daylight and sunlight, the Council instructed Anstey Horne to independently review the applicant's daylight and sunlight report.
- 1.3. The review concluded that there are noticeable levels of daylight and sunlight reduction to a number of the neighbouring properties but their focus is more on the east facing elevations of 1-8 Longford Street and 9 Laxton Place. In both these instances there are living rooms that have noticeable levels of light reduction.
- 1.4. The following additional information should therefore be added to paragraph 7.197 of the report which deals with 1-8 Longford Street.
- 1.5. **The independent review by Anstey Horne of the daylight and sunlight report concludes there are reductions in daylight primarily relating to the east facing elevation to a series of bedrooms and five living/kitchen/dining rooms. The bedrooms, whilst having noticeable reductions in daylight are less of an issue as a reasonable level of daylight is retained in the proposed condition, on balance. Of the five living/kitchen/dining rooms that will experience reductions in daylight, only two overall are more problematic, being located at the fourth and fifth floor levels. However, there will be comparable levels of daylight achieved to other flats within 1-8 Longford Street which face south away from the development. This demonstrates that the daylight levels shown in the proposed condition to the east facing flats have been**

**considered acceptable living standards elsewhere in the building. In this context, the impact on amenity is considered acceptable.**

- 1.6. The following additional information should also be added to paragraph 7.201 of the report which deals with 9 Laxton Place.
- 1.7. **The independent review by Anstey Horne of the daylight and sunlight report found that there are three living rooms that are more materially affected, with ADF levels below 1.5% in the proposed condition. There are two living rooms on the ground floor level and one on the first floor level, these being referenced R6/400, R5/400 and R8/401 respectively. It should be noted that room R8/401 only just falls below the 1.5% ADF target, with a value of 1.4%. Rooms R6/400 and R8/401 will also have a noticeable reduction in sunlight, which breaches the BRE guideline recommendations. In terms of mitigation there are comparable residual daylight and sunlight levels to the south facing rooms within 9 Laxton Place, which are below the BRE guidelines in the existing condition. Officers have reviewed the townscape and massing of the proposed St Anne's Church building and are of the opinion the proposals have been appropriately designed within their context. Although the daylight and sunlight reductions are beyond the BRE guideline recommendations, there are comparable levels of residual daylight and sunlight levels to other areas within 9 Laxton Place in the existing condition. The effects from the proposed development therefore maintain reasonable residual daylight and sunlight levels for an inner city context.**
- 1.8. The following additional information should also be added to paragraph 7.212 of the report which deals with overshadowing of the landscaped grounds of Westminster Kingsway College.
- 1.9. **The independent review by Anstey Horne was not in agreement with GIA's mitigating argument that the trees in front of the college will cause a similar overshadowing effect to the amenity areas. This is because trees do not cause the same level of overshadowing as a building and there remains a dappled light effect from the trees which is more acceptable than the overshadowing effects from the building. Anstey Horne however notes that other neighbouring properties also overshadow the Westminster Kingsway College during the early morning and afternoon. Therefore the amenity area is more reliant on the sunlight from over 1 Triton Square. Officers have reviewed the townscape and massing of the proposed 1TS building and are of the opinion the proposals have been appropriately designed within their context and officers consider flexibility should be applied as this is an**

**inner city context and it is inevitable that some overshadowing will occur in locations such as this.**

- 1.10. References to Euston Area Plan 'Social Infrastructure' policy EAP1E
- 1.11. Paragraph 7.38 to be amended to include the additional words in bold
- 1.12. Having assessed all the information set out above, the proposed loss of the Church building and its use does not meet the requirements of policy DP15, **EAP1E** or London Plan policy 3.16...
- 1.13. Reference to applicant's analysis of EOTC Petition
- 1.14. Paragraph 7.34 to be amended to include the additional words in bold
- 1.15. The Ethiopian Orthodox Church draws its congregation from across the whole of north London. The applicant has provided a detailed analysis of the petition. The geographical location of the addresses provided by the individuals who signed the petition is broken down below and shows that 8% of the signatories had addresses in Camden whilst 78% of the signatories had addresses outside Camden (14% of signatories did not provide an address). **The applicant has also provided a detailed analysis of the further petition dated 21<sup>st</sup> February 2016. The analysis showed the geographical location of the addresses provided by the individuals who signed this petition and shows that 4.5% of the signatories had addresses in Camden whilst 77.5% of the signatories had addresses outside Camden (18% of signatories did not provide an address).**
- 1.16. Rents and affordability
- 1.17. Paragraph 7.96 to be amended to include the additional words in bold.
- 1.18. Officers have therefore negotiated with the applicants to secure lower intermediate rents, on the basis of the advice from BPS so that one bedroom homes would be affordable to households earning no more than £30,000 per annum and two bedroom homes would be affordable to households earning no more than £40,000 per annum **or in the case of two sharers, £30,000 each per annum.**
- 1.19. Affordable Workspace
- 1.20. Paragraph 7.63 to be amended to include the additional words in bold.

1.21. The Council's Economic Development team welcome the provision of affordable workspace. The affordability of the workspace would be secured via legal agreement. The details of the operational model for the affordable B1 workspace (e.g. the types and numbers of tenants and/or businesses, eligibility criteria, potential costs, marketing strategy, the type of space provided, details of the approach to business support, etc.) would be also be secured by legal agreement. **The affordable workspace offer includes the following:**

- **The developer will submit for the Council's approval: (i) details of the range and number of tenancies and an explanation of how the workspace has been designed to minimise the service charge; and (ii) a marketing strategy, prepared in consultation with the operator, which will include proposals for facilitating occupation by SMEs and start-ups.**
- **The affordable workspace will be let to an operator at a discount to the market value of commercial office space**
- **The rent chargeable to individual tenants of the affordable workspace will be subject to agreement between the operator and the developer but must be approved by the Council prior to Occupation of the Office Building.**
- **A plan setting out objectives for the use of the affordable workspace will be submitted for approval by the Council. This plan will include measures to facilitate some or all of the following types of use: (i) three months free use for local residents and businesses; (ii) training, mentoring, networking and employment support opportunities for local residents and businesses; (iii) free access for schools, colleges, youth and community groups located within the borough to take advantage of opportunities in the tech and creative sectors, such as work placements and outreach events; and (iv) use of the space for outreach schemes such as "influence the influencer" events with parents and guardians and teachers to promote digital skills and engaging community and youth sector partners.**

1.22. Cycle hire docking station

1.23. New paragraph numbers **7.294a-f** to be added under paragraph 7.294 with the following additional information.

1.24. Cycle hire docking station

1.25. **The GLA has requested that 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.**

- 1.26. A TfL Santander Cycle Hire docking station located approximately 190m from 1 Triton Square (Hampstead Road, 53 bicycles) is proposed to be removed under the HS2 scheme plans. However, the HS2 scheme commits to re-providing this facility. There are four other docking stations providing 93 spaces within 500m of the site. It is the applicant's view that these are sufficient to accommodate the additional demand generated by the increase in floorspace at 1 Triton Square.**
- 1.27. The applicant has advised the level of floorspace is not considered to be significant enough to warrant a contribution towards the TfL Santander Cycle Hire scheme and land for the docking station and that neither of these contributions are necessary to make the application acceptable in planning terms. It is noted the quantum of office floorspace provided is not the reason for referral to the GLA.**
- 1.28. In addition, the proposed garden for Longford Place (to the north of 1 Triton Square) is an important part of the proposed development. It would provide a significant local amenity for the local community. It is considered that the inclusion of a docking station would erode the quality of this space.**
- 1.29. Given the above and in the absence of sufficient justification for the requested docking station or a contribution to a docking station, officers are unable to insist that such a contribution is made.**
- 1.30. Legal agreement**
- 1.31. The Council have been in negotiation with the applicant to secure their commitment to assisting the Ethiopian Orthodox Tewahdo Church finding a suitable alternative site via the legal agreement. The following additional information should therefore be added to paragraph 7.47 of the report.**
- 1.32. 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.**
- 1.33. The following additional head of term should therefore be added to paragraph 8.8 of the report.**

- **Ethiopian Orthodox Tewahdo Church Relocation Assistance**