

Miss Georgina Redpath  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2017/6925/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

9 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**1 Triton Square & St Anne's Church**  
**LONDON**  
**NW1 3DX**

Proposal: Details of cycle store required by condition 19 of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17) (for 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, affordable workspace (B1) and reprovision of gym (D2); erection of part 6, part 9 storeys residential building to provide 22 flats (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: Planning Condition Discharge Document - Condition 19 Cycle Storage  
Revision P01 prepared by Arup Associates dated 13th December 2017

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



Informative(s):

1 Reason for granting permission

Details of the cycle store with 532 spaces for 1 Triton Square and 49 cycles in the public realm have been provided. 266 Josta 2-tier racks would be provided within the internal cycle store and 25 Sheffield stands would be provided adjacent to the building between the basement vehicle access route and the west elevation. The transport team have reviewed the submitted plans and have confirmed the cycle parking for both long stay and short stay would be in line with Camden's design standards (CPG7) and the condition can be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy T1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4b (piling method statement - residential element), 5 (hard and soft landscaping), 7b (tree protection - residential element), 8 (Detailed drawings, or samples of materials), 9 (sample panel), 12a, b (contaminated land - residential element), 12f (contaminated land investigation - Longford Place), 13 (SUDS), 14 (biodiverse roof), 15 (bird and bat boxes), 16 (air quality monitoring), 17 (mechanical ventilation), 18 (Air Quality Neutral), 20 (Solar PV), 21 (Building Regulations M4(2)), 22 (Building Regulations M4(3)(2)(b)), 23 (residential cycle store) and 26 (waste storage) of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17) are outstanding and require details to be submitted and approved.

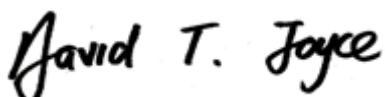
You are advised that details for conditions 4a (piling method statement - commercial element), 12e (ground investigation - Longford Place) and 12c & d (contaminated land - commercial element) of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17) have been submitted and are being assessed.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning