

Application ref: 2017/6675/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 27 February 2018

**Development Management**  
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DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

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 ground investigation and remediation required by condition 12c and 12d of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P) for 'Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (Class B1), 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 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: Contamination Desk Study and Risk Assessment Report prepared by Arup dated 30 November 2017

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting

The submitted Contamination Desk Study sets out the programme for the Commercial Element (excluding Longford Place), the results of the investigations carried out and a written scheme of remediation measures. The contaminated land officer has confirmed that details are acceptable and that condition 12c and 12d 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 policies C1, A1, and DM1 of the 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.

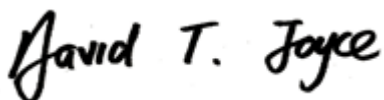
You are advised that details for conditions 4a (piling method statement - commercial element) and 12e (ground investigation - Longford Place) of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17) have been submitted and are being assessed.

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