

DP4129/TH/DF/GR

21st June 2018

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Dear David

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
1 TRITON SQUARE & ST ANNE'S CHURCH, PLANNING PERMISSION REF:
2016/6069/P**

SECTION 96A APPLICATION

We write on behalf of our client, British Land Property Management Limited, to submit an application via the Planning Portal (ref.) for a non-material amendment to the above referenced planning permission which was granted on 21st November 2017 and amended via application ref. 2017/6573/P on the 29th November 2017.

The following documentation is enclosed as part of this application:

- Signed and dated application forms
- Site location plan
- NMA Design Report
- Proposed Drawings

A payment of £234 for the application fee will be made via the Planning Portal at the time of submission.

Proposals

It is proposed to make a series of non-material changes to the detailed design of the commercial element of the development:

- At ground floor the two portals of the entranceway on the south elevation of the building have been combined to a singular double portal and increased in depth from 300mm to 1000mm. The proposed proportions and design are consistent with the approved approach;

- It is proposed to amend the central atrium profile over 2nd to 8th floor from a vertically aligned balustrade to a stepped profile on the north and south sides of the atrium;
- A slab opening is proposed at 2nd, 3rd and 4th floor to accommodate internal stairs;
- The upper screens of the façade over 6th-8th floor have been simplified to a regular form with the resultant floorplate behind infilled, resulting in an increase of 48sqm GIA;
- On the 9th floor the access to plant level at the top of each core is proposed to be covered which increases the GIA by 219sqm;
- The brown roofs are proposed to be relocated from the top of cores on the 10th floor to 9th floor, to overcome health and safety concerns over access to the brown roofs for maintenance in the approved location;
- The height of the atrium is proposed to be reduced by one storey from 73.1m to 70.4m (AOD); and
- The plant screen is proposed to be amended to include fritted glass to the façade that extends above the roof level in place of a set back plant screen to the main north, south, east and west elevation only and excludes the south east corner where the main entrance is located.

The following drawings are submitted with this application and will supersede the approved drawings as set out in the table below:

| | Approved drawing | Proposed Drawing |
|---|---------------------------------------|--------------------------------------|
| General Arrangement Plan – Ground Floor Plan | 246868-A_A-XX-GF-DR- AX-30020 P01 | 246868-A_A-XX-GF-DR- AX-30020 P02 |
| General Arrangement Plan – Second to Fifth Floor | 246868-A_A-XX-ZZ-DR- AX-30041 P01 | 246868-A_A-XX-02-DR- AX-31002 P01 |
| | | 246868-A_A-XX-03-DR- AX-31003 P01 |
| | | 246868-A_A-XX-03-DR- AX-31004 P01 |
| | | 246868-A_A-XX-03-DR- AX-31005 P01 |
| General Arrangement Plan – Sixth Floor | 246868-A_A-XX-06-DR- AX-30080 P01 | 46868-A_A-XX-06-DR- AX-30080 P02 |
| General Arrangement Plan – Seventh to Eighth Floor | 2 46868-A_A-XX-ZZ-DR- AX-30091 P01 | 246868-A_A-XX-07-DR- AX-31007 P01 |
| | | 246868-A_A-XX-07-DR- AX-31008 P01 |

| | | |
|---|--------------------------------------|--------------------------------------|
| General Arrangement Plan Plant Level | 246868-A_A-XX-09-DR- AX-30110 P01 | 246868-A_A-XX-09-DR- AX-30110 P02 |
| General Arrangement Plan Roof | 246868-A_A-XX-10-DR- AX-30120 P01 | 246868-A_A-XX-10-DR- AX-30120 P02 |
| General Arrangement Elevation – North Elevation | 246868-A_A-XX-XX-DR- AX-30510 P01 | 246868-A_A-XX-XX-DR- AX-30510 P02 |
| General Arrangement Elevation – East Elevation | 246868-A_A-XX-XX-DR- AX-30520 P01 | 246868-A_A-XX-XX-DR- AX-30520 P02 |
| General Arrangement Elevation – South Elevation | 246868-A_A-XX-XX-DR- AX-30530 P01 | 246868-A_A-XX-XX-DR- AX-30530 P02 |
| General Arrangement Elevation – West Elevation | 246868-A_A-XX-XX-DR- AX-30540 P01 | 46868-A_A-XX-XX-DR- AX-30540 P02 |
| General Arrangement Section – North-South Section | 246868-A_A-XX-XX-DR- AX-30610 P01 | 246868-A_A-XX-XX-DR- AX-30610 P02 |
| General Arrangement Section – East-West Section | 246868-A_A-XX-XX-DR- AX-30620 P01 | 246868-A_A-XX-XX-DR- AX-30620 P02 |
| Façade Detail – Upper Screens | 246868-A_A-XX-XX-DR- AX-36701 P01 | 246868-A_A-XX-XX-DR- AX-36701 P02 |

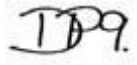
For clarification, all other proposed drawings approved under application reference 2016/6069/P, which are not superseded as detailed in the table above, will remain unchanged by this application.

Assessment

The proposed amendments to the approved scheme are both individually and cumulatively non-material in nature. The proposed amendments are a result of detailed design development and are non-material in the context of the overall consented scheme; the proposed amendments will not materially alter the external appearance of the building and the resultant increase in internal floorspace of 267sqm created due to infilling and the internalisation of the plant access areas are immaterial in the context of the extant permission which permits development of over 49,000sqm.

We trust you have sufficient information to consider and approve this application. Should you require any further information, please contact Dan Fyall or Georgina Redpath of this office.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DP9." with a period at the end.

DP9 LTD

Enc.