

Application ref: 2018/1460/P
Contact: David Peres Da Costa
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Date: 9 July 2018

Development Management
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DP9 Ltd
100 Pall Mall
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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 for the residential element required by condition 12a of planning permission ref 2016/6069/P dated 21/11/2017 (as amended by Non-Material Amendment ref 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: Contamination Desk Study and Programme of Investigation prepared by Arup dated 16 February 2018

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission-

A Contamination Desk Study and Programme of Investigation for the residential element (St Anne's) has been reviewed by the Council's contaminated land officer who has confirmed the details are acceptable to discharge part (a) of condition 12. The submitted investigation would help to protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site.

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 and A1 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), 12b (contaminated land - residential element), 13 (SUDS), 14 (biodiverse roof), 15 (bird and bat boxes), 16B (air quality monitoring for residential element), 17 (mechanical ventilation), 18 (Air Quality Neutral), 21 (Building Regulations M4(2)), 22 (Building Regulations M4(3)(2)(b)) 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.

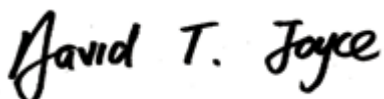
You are advised that details for conditions 16A (air quality monitoring for commercial element), 12f (ground investigation in accordance with the approved programme), 20 (Solar PV) and 23 (cycle storage area for residential element) of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17) have been submitted and are being currently 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