

Application ref: 2018/2464/P
Contact: Nick Bell
Tel: 020 7974 5939
Date: 24 August 2018

Development Management
Regeneration and Planning
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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 and St Anne's Church
London
NW1 3DX**

Proposal:

Details of tree protection for the residential element, as required by condition 7b 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 commercial extensions, roof terraces, new residential building, and other ancillary works).

Drawing Nos: Tree Protection Plan by M3 Consulting dated 24/05/2018

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval:

The arboricultural method statement and tree protection plan are considered sufficient to demonstrate that the trees to be retained will be adequately protected in line with BS5837:2012.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in accordance with the requirements of

policies A2 and A3 of the London Borough of Camden Local Plan 2017.

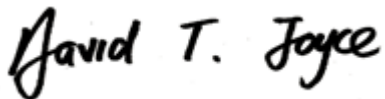
- 2 You are reminded that the following conditions of planning permission 2016/6069/P dated 21/11/2017 (as amended by NMA ref 2017/6573/P dated 22/12/17) are outstanding and require details to be submitted and approved- 4b (piling method statement - residential element), 5 (hard and soft landscaping), 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).

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning