

Georgina Redpath
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2018/2980/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

7 September 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
1 Triton Square and St Anne's Church Laxton Place
London
NW1 3DX

Proposal: Alterations to portal on the south elevation (two portals to become double portal), reduction to height of atrium, alterations to 9th floor plant level and 6th-8th floor screens resulting in 267sqm of additional floorspace, brown roofs relocated from top of cores to 9th floor and façade to include fritted glass above roof level (to allow omission of plant screen) to 'Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (Class B1)' approved under planning permission 2016/6069/P dated 21/11/17 as amended by 2017/6573/P dated 29/11/17.

Drawing Nos:

Superseded: 246868-A_A_XX_ : GF_DR_AX_30020 P01; ZZ_DR_AX_30041 P01;
06_DR_AX_30080 P01; ZZ_DR_AX_30091 P01; 09_DR_AX_30110 P01;
10_DR_AX_30120 P01; 246868-A_A_XX_XX_DR_AX_ : 30510 P01; 30520 P01; 30530
P01; 30540 P01; 30610 P01; 30620 P01; 36701 P01;

Revised: 246868-A_A-XX-: 02-DR-AX-31002 P01; 03-DR-AX-31003 P01; 04-DR-AX-
31004 P01; 05-DR-AX-31005 P01; 06-DR-AX-30080 P02; 07-DR-AX-31007 P01; 08-
DR-AX-31008 P01; 09-DR-AX-30110 P02; 10-DR-AX-30120 P02; GF-DR-AX-30020



P03; 246868-A_A-XX-XX-DR-AX-: 30510 P02; 30520 P02; 30530 P03; 30540 P02; 30610 P02; 30620 P02; 36701 P02; NMA report prepared by Arup dated Aug 2018

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2016/6069/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings (1TS): 246868-A_A-XX_ : XX_DR_AX_91040; XX_DR_AX_91020; B1_DR_AX_10010; GF_DR_AX_10020; 01_DR_AX_10030; ZZ_DR_AX_10041; 05_DR_AX_10070; 06_DR_AX_10080; 07_DR_AX_10090; XX_DR_AX_10510; XX_DR_AX_10520; XX_DR_AX_10530; XX_DR_AX_10540; XX_DR_AX_10610

Proposed drawings (1TS): 246868-A_A-XX_ : XX_DR_AX_91030 P01; B1_DR_AX_30010 P01; 01_DR_AX_30030 P01; 246868-A_A-XX-XX_DR_AX_ : 36702 P01; 36703 P01; 36704 P01; 246868-A_A-XX-: 02-DR-AX-31002 P01; 03-DR-AX-31003 P01; 04-DR-AX-31004 P01; 05-DR-AX-31005 P01; 06-DR-AX-30080 P02; 07-DR-AX-31007 P01; 08-DR-AX-31008 P01; 09-DR-AX-30110 P02; 10-DR-AX-30120 P02; GF-DR-AX-30020 P03; 246868-A_A-XX-XX-DR-AX-: 30510 P02; 30520 P02; 30530 P03; 30540 P02; 30610 P02; 30620 P02; 36701 P02;

Existing drawings (SAC): SA: 100; 101; 102; 150; 151;152

Proposed drawings (SAC) SA: 200; 201; 202; 206; 207; 209; 250; 251; 252; 253; 254; 255;

Supporting documents: Developers Statement (British Land) October 2016; Design and Access Statement (Vol. 1, 1TS, Arup Associates; and Vol. 2, SA, Matthew Lloyd Architects) October 2016; Housing Study (Arup Associates) October 2016; Townscape, Heritage & Visual Impact Assessment (Tavernor Consultancy) October 2016; Heritage Statement (KM Heritage) October 2016; Landscape Masterplan (5th Studio and Andy Sturgeon Design) October 2016; Planning Statement (DP9) March 2017; Statement of Community Involvement (HardHat) October 2016; Transport Assessment (Arup) October 2016; Energy Statement (Arup and Thornton Reynolds) October 2016; Sustainability Statement (Arup and Eight Associates) October 2016; Daylight & Sunlight Study (GIA) October 2016; Overshadowing Study (GIA) October 2016; Internal Daylight Study (GIA) October 2016; Air Quality Assessment (Arup) October 2016; Arboricultural Assessment (Thomson Ecology) October 2016; Surface Water Drainage Proforma (Arup) dated December 2016; Construction Management Plan (Lendlease) dated October 2016; Socio-Economic Assessment (Quod) dated October 2016; Financial Viability Assessment (DS2) dated October 2016; Crime Impact Assessment (QCIC) dated 20/12/2016; Energy and Sustainability Consultation Response (Arup) dated 10

January 2017; BRUKL Output (refurbishment) 04 Jan 2017; BRUKL Output (extension) 04 Jan 2017; Noise Assessment (Arup) dated December 2016; Air Quality Assessment Addendum (Arup) dated 9 December 2016; Independent Viability Review (BPS) dated 16th January 2016; Equalities Statement (Quod) dated January 2017; Letter from DP9 dated 30 January 2017; Letter from GIA dated 06/01/2017; Letter from GIA dated 28/02/2017; St Anne's Design Note: Overlooking (Matthew Lloyd Architects) January 2017; Summary of St Anne's Church (SAC) Information (DP9) dated February 2017; Letter from Gerald Eve dated 13 March 2017; Effect on St Mary Magdalene Church (KM Heritage); NMA report prepared by Arup dated Aug 2018

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:

1 Reason for granting

Individually and cumulatively, the changes are relatively minor and do not alter the overall design of the approved extensions and alterations to the office building. The principle of combining two bays (at ground floor) into a single larger one to distinguish the secondary entrance from the other openings is acceptable. The frame surround would be the same depth as the rest of the shopfront and so would not significantly affect the appearance of the building.

The upper section of each façade spans between levels seven and nine. The upper two panels of the consented scheme were proposed as unglazed, with a separate plant screen positioned 1.7m back. The principle of this approach was established for the south-east corner where long-range views towards the building are possible from across Regents Place Plaza. Setting the glass back as a separate screen softens the massing at the top of the building. For consistency this approach was carried around the building's four main elevations, however due to the proximity of adjacent buildings and the width of resultant streetscape, the detail is not visible from most street level views. The proposed alteration would retain this approach on the south-east corner, but reintegrate the separate plant screen back into the top two panels of the upper façade on the main elevations using fritted glass. The omission of the plant screen and inclusion of fritted glass would still maintain a clear top section to the façade and would not significantly affect the appearance of the building.

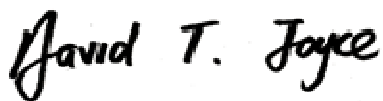
The increase in floorspace resulting from the alterations to the plant screen at 6th-8th floor would amount to an additional 2% of floorspace (when compared to the 15,500sqm of additional office floorspace proposed by approved extension). The additional floorspace is considered non-material in this context.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2016/6069/P dated 21/11/17. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 21/11/17 under reference number 2016/6069/P 17 (as amended by 2017/6573/P dated 29/11/17) and is bound by all the conditions and obligations attached to that permission.

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.

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

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