

Application ref: 2018/4943/P
Contact: David Peres Da Costa
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Date: 14 November 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 air quality monitoring (residential development) required by condition 16b of planning permission 2016/6069/P dated 21/11/2017 (as amended by 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: St Annes Baseline Dust Monitoring prepared by SLR dated October 2018

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting permission

The location and specification of air quality monitors have been provided for the residential element (Monitor A). The details have been reviewed by the Council's Air Quality officer. Taking account of the previous report submitted under 2018/0229/P (dated April 2018 and dealing with monitors B-D), the details are satisfactory to demonstrate the amenities of the adjoining premises

and the area generally would be safeguarded.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A1, D1 and CC4 of the Camden Local Plan 2017.

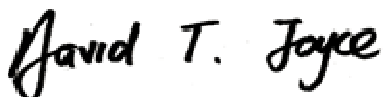
- 2 You are reminded that conditions 4b (piling method statement - residential element), 5 (hard and soft landscaping), 8 (Detailed drawings, or samples of materials), 9 (sample panel), 12 (contamination verification report), 13A (SUDS - residential element and Longford Place) and 13B (SUDS - evidence of implementation), 14 (biodiverse roof), 15 (bird and bat boxes), 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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