

DP4129/TH/DF/GR

6th November 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. PP-07389154) for a non-material amendment to the above referenced planning permission, granted on 21st November 2017. The permission has previously been amended via application ref. 2017/6573/P on the 29th November 2017 and subsequently by application ref. 2018/2980/P on the 7th September 2018.

The following documentation is enclosed as part of this application:

- Signed and dated application forms;
- Site location plan;
- NMA Design Report; and
- 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 three non-material changes to the detailed design of the commercial element of the development as follows:

- The transoms at the top of each core are proposed as natural anodised aluminium in place of a stone effect;
- An additional mullion proposed at the top of cores to separate back painted glass spandrel panel from vision glazing; and
- The secondary entrance of the southern elevation is proposed to increase in depth from 300mm to 1000mm in order to enhance visibility as a secondary office entrance.

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 - Proposed | 246868-A_A-XX-GF-DR-AX-30020 P03 | 246868-A_A-XX-GF-DR-AX-30020 P04 |
| 1 Triton Square General Arrangement Elevation, North Elevation - Proposed | 246868-A_A-XX-XX-DR-AX-30510 P02 | 246868-A_A-XX-XX-DR-AX-30510 P03 |
| 1 Triton Square General Arrangement Elevation, East Elevation - Proposed | 246868-A_A-XX-XX-DR-AX-30520 P02 | 246868-A_A-XX-XX-DR-AX-30520 P03 |
| 1 Triton Square General Arrangement Elevation, South Elevation - Proposed | 246868-A_A-XX-XX-DR-AX-30530 P03 | 246868-A_A-XX-XX-DR-AX-30530 P04 |
| 1 Triton Square General Arrangement Elevation, West Elevation - Proposed | 246868-A_A-XX-XX-DR-AX-30540 P02 | 246868-A_A-XX-XX-DR-AX-30540 P03 |
| 1 Triton Square Façade Detail Core Extensions | 246868-A_A-XX-XX-DR-AX-36704 P01 | 246868-A_A-XX-XX-DR-AX-36704 P02 |

For clarification, all other proposed drawings approved under application reference 2016/6069/P and as amended by reference 2018/2980/P, which are not superseded as detailed in the table above, will remain unchanged by this application.

Assessment

The project team have presented and discussed the proposed amendments with the London Borough of Camden's Urban Design Manager, Edward Jarvis, during a recent visit to site. It was understood following the detailed review undertaken at the meeting, that the proposed amendments are acceptable in design terms to the Council.

As was explained at the meeting, the proposed amendments are a result of detailed design development to the approved scheme, and, in the context of the overall consented scheme, are considered to be both individually and cumulatively non-material in nature.

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,



DP9 LTD
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