

Georgina Redpath
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2018/5705/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

23 November 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 (increased entrance depth), stone transoms replaced by aluminium and mullion added, both to top of cores 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 2018/2980/P dated 07/09/2018.

Drawing Nos:
Superseded: 246868-A_A-XX: -GF-DR-AX30020 P03; -XX-DR-AX30510 P02; -XX-DR-AX30520 P02; -XX-DR-AX30530 P03; -XX-DR-AX30540 P02; - XX-DR-AX36704 P01

Revised: 246868-A_A-XX: -GF-DR-AX30020 P04; -XX-DR-AX30510 P03; -XX-DR-AX30520 P03; -XX-DR-AX30530 P04; -XX-DR-AX30540 P03; - XX-DR-AX36704 P02

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 P02; 246868-A_A-XX-: 02-DR-AX-31002 P01; 03DR-AX-31003 P01; 04-DR-AX-31004 P01; 05-DR-AX-31005 P01; 06-DR-AX30080 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 P04; 246868-A_A-XX-XX-DR-AX-: 30510 P03; 30520 P03; 30530 P04; 30540 P03; 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; NMA 2 report prepared by Arup dated Oct 2018

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

Informative(s):

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 depth of Core 2 entrance would be increased from 300mm to 1000mm to enhance visibility as a second office entrance. The proportions and consistency of the design approach would be maintained.

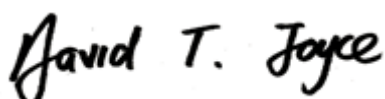
The material of the transoms at the top of cores would be changed from stone to anodised aluminium. Each transom is 7m wide and following design development, deemed structurally unachievable given the weight and aesthetic requirement for unobstructed panoramic glazing panels. This affects 6 of the 10 transoms at the top of each core. The remaining 4 would be natural anodised aluminium as approved. A further amendment is proposed to the top of the cores. An additional mullion would be introduced to separate a back painted glass spandrel panel from vision glazing. This spandrel panel is required to hide the steel column behind.

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 (as amended by 2017/6573/P dated 29/11/17 and 2018/2980/P dated 07/09/2018) 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



Executive Director Supporting Communities

2018/5705/P

David Joyce
Director of Regeneration and Planning

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