

Application ref: 2018/5628/P
Contact: David Peres Da Costa
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Date: 28 February 2019

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 London
NW1 3DX

Proposal: Details of air quality neutral requirements (commercial element) required by condition 18A 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: Planning Condition 18: Air Quality Neutral (ref.246868-A_A-XX-XX-RP-TX-06005 REV A) Prepared By Arup Date January 2019

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

Informatives:

- 1 Reason for granting permission

The submitted document provides details of the boiler plant in the commercial element of the development to discharge Part A of the condition. The details confirm that the NOx emissions from the boiler are within the specified limits and therefore meet the Mayor's air quality neutral requirements. Four boiler stacks would be installed and the submission calculates the total Buildings Emissions for the installation would be 1,122Kg NOx/Annum which is less than the 1,314Kg NOx/Annum that was proposed in the Air Quality Neutral Assessment Report approved as part of the parent application (ref: 2016/6069/P).

The submitted details demonstrate that 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 G1, A1 and A4 of the Camden Local Plan 2017.

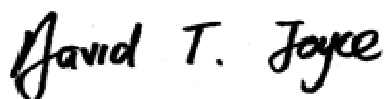
- 2 You are reminded that conditions 4b (piling method statement - residential element), 5 (hard and soft landscaping), 8a, c & d (Detailed drawings, or samples of materials), 9 (sample panel), 12 (contamination verification report), 13A (SUDS - residential element and Longford Place) and 13B (SUDS - evidence of implementation), 14 (biodiverse roof), 15 (bird and bat boxes), 17B (mechanical ventilation), 18B (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



David Joyce
Director of Regeneration and Planning