

Application ref: 2019/1834/P  
Contact: David Peres Da Costa  
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Date: 13 May 2019

**Development Management**  
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DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

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 Piling Strategy for Residential Element required by condition 4B 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: Piling Strategy Statement - Residential Element prepared by M3  
Consulting dated 01/04/2019

The Council has considered your application and decided to approve details:

Informative(s):

#### **1 Reason for granting approval:**

A piling strategy statement has been submitted. The structural load of the new development would be supported by 64 no. CFA piles and a suspended ground level slab. The ground floor slab would be integrated with the internal pile caps

so the top level of both will be the same top of concrete level. The external caps would be lowered to allow pavement build-ups and external cladding to pass over the top of the foundation. The piles would be installed using a track mounted CFA piling rig. The minimum distance from the new piles to TW assets is greater than 3m.

CFA piling is a low vibration piling technique and as such, vibrations at TW assets will not be significant. The results from the ground investigations indicate that ground movements outside the site will also be negligible.

Thames water have reviewed the submission and confirmed the details are acceptable. The submitted details demonstrate that the existing below ground public utility infrastructure would be safeguarded and condition 4B can be discharged.

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 policy CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer