

DP5278

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Dear Sir/Madam

**UNIT 17-19, 20 TRITON STREET, REGENT'S PLACE, LONDON, NW1 3BF –
APPLICATION FOR FULL PLANNING PERMISSION UNDER THE TOWN AND COUNTRY
PLANNING ACT (AS AMENDED) 1990 – INSTALLATION OF VENTILATION LOUVRES**

On behalf of our client, 20 Triton Street Ltd. (a wholly owned subsidiary company of the British Land Company Plc), please find enclosed an application for full planning permission for Unit 17-19, 20 Triton Street, Regent's Place, London, NW1 3BF, for the following development:

'Installation of ventilation louvres to replace existing glazed panels above doorway entrance to commercial unit on southern elevation'

As part of this planning application, the following documents accompany this submission:

- Completed Application Forms and Ownership Certificates;
- CIL Additional Information Form;
- Planning drawings (prepared by Stace):
 - Site Location Plan (ref. 19/704/P04);
 - Existing Elevation and Site Plan (ref. 19/0704/P01);
 - Proposed Elevation and Proposed Site Plan (ref. 19/0704/P02);
 - Existing and Proposed Door Elevation (ref. 19/0704/P03);
- Planning Statement (as set out in this letter below).

Site Description and History

20 Triton Street forms part of British Land's (BL) Regent's Place estate, a mixed-use campus comprising offices, residential, retail and other uses. The estate is bounded by Euston Road to the south, Osnaburgh Street to the west, Longford/Drummond Streets to the north and Hampstead Road to the east. No. 20 Triton Street is located east of Osnaburgh Street, on the west side of the campus. The application relates to two glass panels above a ground floor doorway to a commercial unit on the building's south elevation.

The building was constructed in 2009 and is situated within the 'Central London Area', as shown on LB Camden's Policies Map (March 2019). The building is not in a Conservation Area, is not statutorily or locally listed and does not adjoin any listed buildings.

The 20 Triton Street building was originally granted planning permission on 8th June 2006 (ref. 2004/1700/P). Planning permission was granted on 9th June 2009 for an amendment to the above planning permission for changes during the course of construction (ref. 2009/1542/P). A further planning permission was granted for the retail unit that is the subject of this application on 8th April 2011. This permission expanded the use of the unit to a flexible range of uses comprising Class A1/A2/A3/A4/D1.

This unit was occupied by Giovanni Rana between 26th May 2011 and 11th December 2017 and is currently vacant.

The Proposed Development

It is proposed to replace two glass panels above an entrance door with ventilation louvres.

The proposal relates to the forthcoming occupation and fitout of the unit, in accordance with the above, approved range of use classes.

Planning Policy Considerations

Camden Local Plan Policy D1 ('Design') seeks to secure high quality design in development, setting a number of criteria to include comprising details and materials that are of high quality and complement the local character, and carefully integrates building services equipment.

The proposed new louvres will be powder coated to match the finish of the existing louvres located above the adjacent existing set of entrance doors to the unit, a short distance east.

The new louvres will provide a discrete, flush finish, in-keeping with the existing building. They will be connected to a mechanical ventilation system for the unit which will be via heat recovery ventilation units, fire dampers, attenuators, volume control dampers and duct-work. The supply and extract will be separated and connected to each set of louvres to ensure adequate physical separation of both the supply and extract ventilation.

Camden Local Plan Policy A1 ('Managing the Impact of Development') seeks to protect the quality of life of occupiers and neighbours and states that the Council will grant permission for development unless this causes unacceptable harm to amenity.

The system will be for general supply and extract use so will not require any odour control or specialist filtration.

The proposal will be in accordance with the above policies and is therefore considered acceptable.

We look forward to receiving confirmation of validation of the application and would ask you to contact Dan Fyall or Georgina Redpath at the above office if you require any further information.

Yours sincerely,



DAN FYALL
Associate