

DP4129

25 July 2019

Mr David Peres da Costa
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Dear David

**1 TRITON SQUARE & ST ANNE'S CHURCH (REF. 2016/6069/P) – CONDITION 5
APPROVAL OF DETAILS APPLICATION**

We write on behalf of our client, British Land Property Management Limited, to submit details via the Planning Portal to seek a partial discharge of Condition 5 attached to the above planning permission (as amended).

Condition 5 states:-

“No works shall take place on relevant parts of the development until full details of hard and soft landscaping and means of enclosure of all un-built, open areas within that element have been submitted to and approved by the local planning authority in writing. Such details shall include planting for biodiversity and habitat features, as outlined in the Sustainability Assessment hereby approved and shall include:

Commercial Element

- a) Longford Place hard and soft landscaping;*
- b) Substation over-cladding;*
- c) Other hard and soft landscaping; and*
- d) Commercial terraces.*

Residential Element

- e) Ground floor garden; and*
- f) 6th floor roof terrace and playspace.*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

This application relates to landscaping details of the commercial element only, specifically parts (a), (b) and (c).

The hard and soft landscaping details of the Commercial Element (excluding the commercial terraces) have been through a design development process since the original planning

permission (2016/6069/P), was approved. The final detailed landscaping design of the commercial element differs from the landscape masterplan which featured on the approved planning application drawings. Where the proposed detailed design departs from the approved masterplan, this is highlighted within the submitted 'Public Realm Strategy' report prepared by Townshend Landscape Architects.

Prior to the submission of this application, the detailed landscape design of the commercial element has been discussed with both planning and design officers at the London Borough of Camden during a number of pre-application meetings. Following an iterative process whereby suggestions from officers have been incorporated into the proposed detailed design of Longford Place, it is understood that the proposals are supported in principle by officers.

It has also been agreed with officers at the London Borough of Camden, that the submission of an approval of details application pursuant to Condition 5 is the appropriate process through which to seek approval for the enclosed landscaping scheme.

We therefore submit the following documentation in support of this application seeking partial discharge of Condition 5 in relation to parts (a), (b) and (c):

- Plans, Sections and Elevations of the Substation
- Plans, Sections and Detailed Drawings of Longford Place and other hard and soft landscaping; and
- Regents Place: Phase 1 Public Realm Strategy, report prepared by Townshend Landscape Architects.

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

Yours sincerely,



DP9 LTD