

DP4129/TAH/DF/GR

21 October 2019

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Dear David

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
1 TRITON SQUARE & ST ANNE'S CHURCH, PLANNING PERMISSION REF: 2016/6069/P**

SECTION 96A APPLICATION

We write on behalf of our client, British Land Property Management Limited, to submit an application for a non-material amendment to the above referenced planning permission.

Planning permission (ref. 2016/6069/P) was granted on 21st November 2017 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 (A1, A3 and A4), affordable workspace (B1) and reprovision of gym (D2); erection of part 6, part 9 storeys residential building to provide 22 flats (10 x 3-bed, 11 x 2-bed and 1 x 1-bed) (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.”

Following the grant of permission, the following non-material amendments to the planning permission have been granted:

- Ref. 2017/6573/P granted 22 December 2017;
- Ref. 2018/2980/P granted 7 September 2018; and
- Ref. 2018/5705/P granted 23 November 2018.



Proposals

This application seeks a non-material amendment to the approved south elevation of 1 Triton Square in respect of three ground floor portals. The amendment seeks to introduce bi-fold doors in place of the previously approved fixed double glazed panels. The proposed amendment is sought following detailed design development and results in the need to amend the approved south elevation of 1 Triton Square. As detailed in the table below, an additional drawing showing further detail of the proposed door arrangement is submitted for approval.

	Approved drawing	Proposed Drawing
Retail Unit, South Elevation/ Ground Floor	n/a	246868-A_A-XX-XX-DR-AX-36798 C01
South Elevation	246868-A_A-XX-XX-DR-AX-30530 P04	246868-A_A-XX-XX-DR-AX-30530 P05

For clarification, all other drawings approved under application reference 2016/6069/P (as amended by reference 2018/2980/P and 2018/5705/P) which are not proposed to be superseded as detailed in the table above, will remain unchanged by this application.

Further detail on the amendment is also provided within the submitted NMA report, prepared by ARUP.

The proposed amendment is the result of detailed design development to the approved scheme, and, in the context of the overall consented scheme is considered to be both individually and cumulatively when considered in the context of previous amendments made pursuant to Section 96A, non-material in nature.

We trust you have sufficient information to consider and approve this application. Should you require any further information, please contact Dan Fyall or Georgina Redpath of this office.

Yours sincerely,

DP9 LTD
Enc.