

Application ref: 2019/3823/P  
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Date: 30 October 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 hard and soft landscaping for Commercial Element required by condition 5a, b, c 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: 3001 01; 3101 01; 3201 01; 3202 01; 8003-PD-L101 A;  
REGENTS PLACE: PHASE 1 PUBLIC REALM STRATEGY dated JULY 2019;  
TOWN667(04): 6001 02; 6002 02; 6003 02; 6004 01; 6005 01; 6010 01; 6011 01; 6012 01; 6200 01; 6201 01; 6202 00; 6210 01; 6211 01; 6300 01; 6301 01; 6302 01; 6303 01; 6304 01; 6305 01; 6306 01; 6307 01; 6309 01; 6310 01; 6311 01; 6330 01; 6331 01; 6332 01; 6401 01; 6402 01; 6403 01; 6404 02; 6405 01; 6406 02; 6407 00; 6601 01; 6602 01; 6603 01; 6604 00; 6701 02; 6702 02; 6703 02; 6704 00; 3001 R03; 3002 R01; 3003 R01; 3004 R01; 3005 R01; 3010 R05; 3011 R05; 3012 R05; 5020 01; 5021 01; 5022 01; 5023 01; 5024 01; 5025 01; 7001 01; 7002 01; 7003 01; 7004 01;  
TOWN667(08): 3014 R00; 6311 R00; 6312 R00; 6313 R00;

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission

Details of hard and soft landscaping (for the Commercial Element) have been submitted to discharge 'parts a, b and c' of condition 5.

The final detailed landscaping design of the commercial element differs from the landscape masterplan approved under 2016/6069/P dated 21/11/2017. The changes to the landscape design has been discussed during a number of pre-application meetings. The public realm would incorporate substantially more areas of planting and seating than the approved scheme. This is considered beneficial. The revised design of Longford Place would retain the design intent approved under 2016/6069/P. The space would continue to be outward looking, providing a connection to the wider neighbourhood and offering places for children to play on the boulders among areas of planting. The planting design has been done in the spirit of the planning layout and would provide a robust, woodland style palette with moments of seasonal colour. Species have been chosen to attract insects and birds.

Triton Square South would continue to enable pedestrian access but has been designed to create a lush, attractive environment with extensive areas of planting. Along Triton Square East areas of planting and seating are proposed around the tree planting. Gaps between the raised elements would allow for pop-up market and food stalls. Along Triton Square West, a new line of planting and seating is proposed to increase the desire of the North-South route. The developed proposal for the recladding of the UKPN substation on the west route would retain the original intent to remove the existing grey cladding. However it would go further than the consented scheme by replacing the vertical cladding with a large green wall. This change is welcomed. The submitted details have been reviewed by the Council's trees and landscape officer. A maintenance plan has been submitted for the trees, planting and green wall. The details would ensure the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

The planting palette has been selected to increase biodiversity, attract wildlife, provide visual interest and include native species. This is in line with the approved Sustainability Assessment as required by condition 5.

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 D1, A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5d, e & f (hard and soft landscaping for residential element and commercial terraces), 8a & d (Detailed drawings, or samples of materials), 9 (sample panel), 12 (contamination verification report), 13B (SUDS - evidence of implementation), 14 (biodiverse roof), 17B (mechanical ventilation), 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.

You are advised that details have been submitted for 13A (SUDS - residential element and Longford Place), 15 (bird and bat boxes for residential element), 18B (Air Quality Neutral) and 8c (facing materials) and these are being assessed.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer