

Miss Georgina Redpath
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2019/5363/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

9 December 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
1 Triton Square and St Anne's Church
London
NW1 3DX

Proposal: Non-material amendment to planning permission 2016/6069/P dated 21/11/17 (as amended by 2018/2980/P dated 07/09/2018 & 2018/5705/P dated 23/11/2018) for 'Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (Class B1)' approved; namely alteration to 3 portals at ground floor on south elevation (3 fixed glazed panels to become 4 leaf bi-fold doors).

Drawing Nos: Superseded: 246868-A_A-XX-XX-DR-AX30530 P04

Proposed: 246868-A_A-XX-XX-DR-AX-30530 P05; 246868-A_A-XX-XX-DR-AX-36798 C01; NMA BIFOLD report dated October 2019; Cover letter prepared by DP9 dated 21/9/19.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2016/6069/P shall be replaced with the following condition:



REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings (1TS): 246868-A_A_XX_: XX_DR_AX_91040; XX_DR_AX_91020; B1_DR_AX_10010; GF_DR_AX_10020; 01_DR_AX_10030; ZZ_DR_AX_10041; 05_DR_AX_10070; 06_DR_AX_10080; 07_DR_AX_10090; XX_DR_AX_10510; XX_DR_AX_10520; XX_DR_AX_10530; XX_DR_AX_10540; XX_DR_AX_10610

Proposed drawings (1TS): 246868-A_A_XX_ : XX_DR_AX_91030 P01; B1_DR_AX_30010 P01; 01_DR_AX_30030 P01; 246868-A_A_XX_XX_DR_AX_: 36702 P01; 36703 P01; 36704 P02; 246868-A_A-XX-: 02-DR-AX-31002 P01; 03DR-AX-31003 P01; 04-DR-AX-31004 P01; 05-DR-AX-31005 P01; 06-DR-AX30080 P02; 07-DR-AX-31007 P01; 08-DR-AX-31008 P01; 09-DR-AX-30110 P02; 10-DR-AX-30120 P02; GF-DR-AX-30020 P04; 246868-A_A-XX-XX-DR-AX-: 30510 P03; 30520 P03; 30530 P05; 30540 P03; 30610 P02; 30620 P02; 36701 P02; 246868-A_A-XX-XX-DR-AX-36798 C01;

Existing drawings (SAC): SA: 100; 101; 102; 150; 151; 152

Proposed drawings (SAC) SA: 200; 201; 202; 206; 207; 209; 250; 251; 252; 253; 254; 255;

Supporting documents: Developers Statement (British Land) October 2016; Design and Access Statement (Vol. 1, 1TS, Arup Associates; and Vol. 2, SA, Matthew Lloyd Architects) October 2016; Housing Study (Arup Associates) October 2016; Townscape, Heritage & Visual Impact Assessment (Tavernor Consultancy) October 2016; Heritage Statement (KM Heritage) October 2016; Landscape Masterplan (5th Studio and Andy Sturgeon Design) October 2016; Planning Statement (DP9) March 2017; Statement of Community Involvement (HardHat) October 2016; Transport Assessment (Arup) October 2016; Energy Statement (Arup and Thornton Reynolds) October 2016; Sustainability Statement (Arup and Eight Associates) October 2016; Daylight & Sunlight Study (GIA) October 2016; Overshadowing Study (GIA) October 2016; Internal Daylight Study (GIA) October 2016; Air Quality Assessment (Arup) October 2016; Arboricultural Assessment (Thomson Ecology) October 2016; Surface Water Drainage Proforma (Arup) dated December 2016; Construction Management Plan (Lendlease) dated October 2016; Socio-Economic Assessment (Quod) dated October 2016; Financial Viability Assessment (DS2) dated October 2016; Crime Impact Assessment (QCIC) dated 20/12/2016; Energy and Sustainability Consultation Response (Arup) dated 10 January 2017; BRUKL Output (refurbishment) 04 Jan 2017; BRUKL Output (extension) 04 Jan 2017; Noise Assessment (Arup) dated December 2016; Air Quality Assessment Addendum (Arup) dated 9 December 2016; Independent Viability Review (BPS) dated 16th January 2016; Equalities Statement (Quod) dated January 2017; Letter from DP9 dated 30 January 2017; Letter from GIA dated 06/01/2017; Letter from GIA dated 28/02/2017; St Anne's Design Note: Overlooking (Matthew Lloyd Architects) January 2017; Summary of St Anne's Church (SAC) Information (DP9) dated February 2017; Letter from Gerald Eve dated 13 March 2017; Effect on St Mary Magdalene Church (KM Heritage); NMA report prepared by Arup dated Aug 2018; NMA 2 report prepared by Arup dated

Oct 2018; NMA BIFOLD report dated October 2019

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting permission

The proposed changes are relatively minor compared to 'the larger development' consisting of amendments to the doors in three of the portal frames on the ground floor of the south elevation. The existing portals contained 3 fixed double glazed panels. The proposed change is to switch out these fixed glazed panels for Bifold doors consisting of four leaves. The decision to go for a four leaf bifold over a three leaf bifold was dictated by the size and weight of the glass. The size of the double glazed laminated glass in the three leaf bifold would exceed the maximum allowed weight for the system. Opting for a four leaf bifold the size of each leaf has been reduced which brings the weight of the glass down back under the allowable limits. Urban design have reviewed the submission and the proposed change would not materially alter the appearance of the south elevation.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 21/11/17 under reference number 2016/6069/P (as amended by 2017/6573/P dated 29/11/17; 2018/2980/P dated 07/09/2018; and 2018/5705/P dated 23/11/2018) and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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