

Application ref: 2020/0120/P
Contact: David Peres Da Costa
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Date: 12 February 2020

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DP9 Ltd
100 Pall Mall
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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 & 2019/5363/P dated 9/12/19) for 'Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (Class B1) and erection of part 6, part 9 storeys residential building to provide 22 flats following demolition of St Anne's Church' approved; namely: stone cladding (rather than metal), alteration to location of Juliette balcony, minor alterations to internal layout and external appearance of St Anne's residential block.

Drawing Nos:

Superseded: SA 200; SA 201; SA 206; SA 207; SA 209; SA 250; SA 251; SA 252; SA 253; SA 254; SA 255

Revised: SA 200 A; SA 201 A; SA 206 A; SA 207 A; SA 209 A; SA 250 A; SA 251 A; SA 252 A; SA 253 A; SA 260 A; SA 261 A

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: 202; SA 200 A; SA 201 A; SA 206 A; SA 207 A; SA 209 A; SA 250 A; SA 251 A; SA 252 A; SA 253 A; SA 260 A; SA 261 A

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; 'St Annes Site for Residential Development NMA Report' prepared By Matthew Lloyd Architects dated November 2019

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

Informative(s):

1 Reason for granting permission

Individually and cumulatively, the changes are relatively minor compared to the approved 3 storey extension to Triton Square and part 6 part 9 storey residential building, consisting of minor alterations to internal layouts and changes to external appearance. The transformer has been omitted and would be replaced with a storage room at ground floor. The layouts of some flats would be simplified or amended (Flat 0.1 and 1.1). The terrace to flat 6.1 would be reduced in size and the biodiverse roof increased. A door would be added at the rear of the cycle store to allow access to the garden of Flat 0.1, for maintenance purposes only. In light of recent and potential future changes to Part B of the building regulations (Fire), the external PPC metal cladding panels on all elevations would be replaced with profiled cast stone panels. Juliette balconies on the SW elevation would be flipped to the other side of the window. Falls have been added to the roof slab resulting in a raised roof FFL, and the parapet has been raised slightly to maintain a minimum 1100mm parapet height. Given this the parapet height at top roof level would be increased by 120mm and the overall building height would be increased from 29.3m to 29.475m.

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 Summary of Non-Material Amendments (page 4-5 of St Anne's Site for Residential Development NMA Report) 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 2018/2980/P dated 07/09/2018 & 2018/5705/P dated 23/11/2018 & 2019/5363/P dated 9/12/19) 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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