

Application ref: 2020/0121/P  
Contact: David Peres Da Costa  
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Date: 12 February 2020

**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 drawings, facing materials and sample panel of brickwork for residential element required by condition 8a, 8d, and 9 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: ST ANNES PLANNING CONDITION 8 & 9: FAÇADE / FACING MATERIALS (33 page document including Detailed drawings) prepared by Murphy dated 29/11/2019.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reason for granting permission-

Details have been provided of the materials. The brick would be Freshfield Lane (Lindfield Yellow Multi Facings) and Ibstock (White Engobe) with bucket handle pointing. The white brick would be for the set back wall behind the balconies on the south and west elevation as approved under the original consent 2016/6069/P. The aluminium framed windows would be CS 86 Concept System High by Reynaers (Bronze). The steel balustrade would have 75mm spacing to match the cast stone spacing and soldier band coursing and would be finished in bronze (powder coating) to match the windows. The design officer has reviewed the proposed materials. The submitted details would ensure that the appearance of the premises and the character of the immediate area would be safeguarded.

The detailed drawings are consistent with the drawings approved under the recent non-material amendment application 2020/0120/P.

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 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), 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) and 15 (bird and bat boxes for residential element) 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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer