

Application ref: 2019/4299/P  
Contact: David Peres Da Costa  
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Date: 30 March 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 bird and bat boxes for Residential Element required by condition 15 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 reversion 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: Planning Condition 15: Nesting Bird & Bat Boxes prepared by Murphy dated 29/07/2019

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reason for granting approval

Bird boxes would be included within the ground floor garden. Two Bird boxes

(Habibat Small Bird Nest Box) would be installed 1.8m above the ground to provide nesting habitat for small birds such as robins and blue tits. The ground floor garden would also accommodate bee bricks to create habitat for solitary bees. Three of these would be built into the south-facing garden wall within the private garden at ground floor.

One bat box (Habibat Bat Box) would be included on the west elevation at upper levels where there are no windows, to provide habitat for bats. Six Ecosurv swift boxes would be integrated into the fabric of the building on the north elevation.

The submitted details have been reviewed by the Council's Nature Conservation Team. The details demonstrate that appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development would be secured.

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 A3 and CC2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5 e & f (hard and soft landscaping for residential element), 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 5d (hard and soft landscaping for commercial terraces) 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