

Application ref: 2020/1067/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 9 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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 (commercial terraces) for commercial element required by condition 5d of planning permission 2016/6069/P dated 21/11/2017, as amended by Non-Material Amendment ref 2017/6573/P dated 22/12/2017 (for erection of commercial extensions, roof terraces, new residential building, landscaping and other ancillary works).

Drawing Nos: Planning Condition 5d Commercial Terraces dated January 2020

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

Details of high quality sustainable decking have been submitted. The location and extent of the decking to the level 6 terraces and the level 2-5 balconies is considered acceptable. The applicant's intention is for freestanding soft landscaping and greenery to be featured on the terraces; however this would be delivered as part of the office tenant's fit out of the unit, after the decking

has been installed by the contractor. At this point in time, the precise details of the soft landscaping that the tenant would deliver is unknown. Given this, it is considered acceptable to discharge the hard landscaping element of the commercial terraces. The details demonstrate that the development would achieve a high quality of landscaping which would contribute to the visual amenity and character of the area.

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

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



Daniel Pope
Chief Planning Officer