

DP4129/TH/DF/GR

25 June 2020

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Dear David

**1 TRITON SQUARE & ST ANNE'S CHURCH (REF. 2016/6069/P) – CONDITION 5 (PART E & F) AND 14
DETAILS OF HARD AND SOFT LANDSCAPING AND BIODIVERSE ROOFS
APPROVAL OF DETAILS APPLICATION**

We write on behalf of our client, British Land Property Management Limited, to submit details via the Planning Portal to discharge parts (e) and (f) of Condition 5 and Condition 14 attached planning permission ref. 2016/6069/P.

Condition 5

Condition 5 reads as follows:

“No works shall take place on relevant parts of the development until full details of hard and soft landscaping and means of enclosure of all un-built, open areas within that element have been submitted to and approved by the local planning authority in writing. Such details shall include planting for biodiversity and habitat features, as outlined in the Sustainability Assessment hereby approved and shall include:

Commercial Element

- a) Longford Place hard and soft landscaping;*
- b) Substation over-cladding;*
- c) Other hard and soft landscaping; and*
- d) Commercial terraces.*

Residential Element

- e) Ground floor garden; and*
- f) 6th floor roof terrace and playspace.*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

This submission is made in relation to the residential element of the development only and provides details in accordance with parts (e) and (f) of Condition 5.

Condition 14

Condition 14 reads as follows:

“Prior to the commencement of works on relevant parts of the residential element of the development, full details of the biodiverse, substrate-based extensive living roofs shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m². The relevant works shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the residential element is first occupied.”

To address the conditional requirements of Condition 5 (e & f) and Condition 14, a report by Murphys titled ‘LBU0185 St Anne’s Planning Conditions 05 & 14 hard & soft landscape/ living roof’ is submitted for approval.

We look forward to receiving confirmation of receipt and would ask you to contact Georgina Redpath at the above office if you require any further information.

Yours sincerely,



DP9 LTD