

Application ref: 2020/2872/P
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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)

Approval of Details Granted

Address:

**1 Triton Square & St Anne's Church
London
NW1 3DX**

Proposal:

Details of landscaping (ground floor garden and 6th floor roof terrace and playspace) and biodiverse roof for Residential Element required by condition 5e & f and 14 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 05 & 14 Hard & Soft Landscape / Living Roof prepared by Murphy dated 01/05/2020

Informative(s):

- 1 Reason for granting permission

A biodiverse green roof is proposed at sixth floor level. The roof would be inaccessible by the public and only accessible for maintenance. A cable trellis system would be implemented on the northern wall of the sixth floor. The trellis planter would utilise climbing species to create a 'living wall' with a mixture of climbing plants suitable for shade or partial shade.

An extensive green roof is proposed on the 9th floor. This would consist of a sedum blanket, or other similar system, which contains a range of moss and grass species, keeping weight and maintenance to a minimum.

The details of the green roof and landscaping have been reviewed by the Tree and Landscape officer. The submitted details demonstrate a high quality biodiverse roof scheme with sufficient detail to demonstrate sustainability. The details of the hard and soft landscaping for the ground floor private garden and are considered acceptable. The play area consists of artificial grass with mounds. This would provide appropriate playspace for the family units within the scheme.

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 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 CC1, CC2, CC3, CC4, D1, A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5d (soft landscaping for commercial terraces); 12 (contamination verification report), 13B (SUDS - evidence of implementation), 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 17B (mechanical ventilation) 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 'DPe', is positioned in the upper left quadrant of the page.

Daniel Pope
Director of Economy, Regeneration and Investment