

Application ref: 2020/2346/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 mechanical ventilation for Residential Element required by condition 17B of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17) (for erection of roof extension at 1 Triton Square to provide additional office floorspace 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 and reprovision of gym; erection of 6-9 storeys residential building to provide 22 flats; landscaping; reconfigured accesses; and other ancillary works).

Drawing Nos: Mechanical Ventilation prepared by Murphy dated 21/03/2020;
Mechanical Ventilation Addendum prepared by Murphy

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

A mechanical ventilation report has been submitted which provides locations of the air inlet locations. The MVHR system provides 100% of the supply air to the

dwellings and would have a filtered air intake. Maintenance details of the filter system have been provided. The boiler flue would run vertically from the plant room within a riser and would terminate 1m above the finished floor level of the roof. The nearest air intakes would be situated at 8th floor terminating on the south elevation. The boiler flue would be approximately 10.5m from the south elevation and the air vents would be approximately 2.2m down from the parapet. The submitted details have been reviewed by Sustainability officers and the details demonstrate that the amenity of future occupiers and neighbouring occupiers would be appropriately protected.

The full impact of the proposed development has already been assessed. 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 A1 and A4 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 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



Daniel Pope
Director of Economy, Regeneration and Investment