

Application ref: 2019/3115/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 SUDS for Residential Element required by condition 13A 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: Drainage Layout Ref. STA-MAE-EX-FN-DR-D-0001/J. Murphy & Sons Ltd/May 2019; Foul and Surface Water Drainage Design Report Ref. STA-MAE-EX-FN-CA-D-0001/J. Murphy & Sons Ltd/June 2019; Connection to existing mains sewer - general arrangement Ref. STA-MAE-EX-FN-DR-D-0004/J. Murphy & Sons Ltd/May 2019; Surface water attenuation system sections and details Ref. STA-MAE-EX-FN-DR-D-0003/J. Murphy & Sons Ltd/May 2019; Addendum 01 Rev 2 prepared by Murphy. Notice of consent to connect to a public sewer / public lateral drain prepared by Thames Water dated 21 June 2019; Thames Water Comments dated 21/11/2016

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

An attenuation tank has been detailed for the residential area (approx. 0.5ha) that would be 12.54m³. This attenuation tank only caters for a small section of the site, therefore is not required to be 280m³. The proposed attenuation tank for the commercial section of the site would provide 280m³ of storage (this was approved under ref 2018/3306/P).

The calculations state that, although the living roof would reduce the amount of runoff, this has not been considered in the design of the attenuation tank, ie. a conservative approach. A discharge rate for the residential area only has been specified as 5l/s. The rate is to be controlled using a hydrobrake. The discharge rate has been appropriately justified. No exceedance is expected within the current scheme due to the conservative design. A lifetime maintenance plan has been provided which includes details of the entity responsible for each task. Thames Water has confirmed no objection to combined capacity of 35l/s at pre-planning stage and a conditional consent for a new connection has been approved by Thames Water in application DS4073672.

As part of the application to discharge condition 13A as it applies to Longford Place (2020/1518/P), a drainage report has been submitted which assesses the separate drainage submissions and confirms that the entire site (commercial element, Longford Place and residential element) would meet the 35 l/s rate required. The details have been reviewed by the LLFA and Sustainability officers. The details demonstrate that the rate of surface water run-off from the buildings would be reduced and the impact on the storm-water drainage system would be limited.

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 CC1, CC2 and CC3 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 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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment