

Application ref: 2020/1518/P  
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Date: 7 October 2020

**Development Management**  
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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 SUDS for landscaping on Longford Place 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: Discharge of planning condition 13: Sustainable Urban Drainage - Longford Place Rev 01 prepared by Arup Associates dated 30th June 2020

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

The original Longford Place area was largely hardstanding (689sqm), with a horseshoe area of planting (292sqm) around an external creche building. The

proposed Longford Place design increases the area of soft landscaping (total area 469sqm), thereby increasing the area of Longford Place which can discharge surface water flows directly to the ground. The increased area of landscaping would reduce the flows discharging to the sewer, compared with the original scheme, by 32%.

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 1 Triton Square building (the commercial element) incorporates a combined rainwater harvesting, greywater and attenuation tank (280m<sup>3</sup>), collecting rainwater flows to the building and greywater from the showers. This was approved under 2018/3306/P. WC and urinal flushing volumes are calculated to require 14,981m<sup>3</sup> per annum. The development can collect 5,684 m<sup>3</sup> per annum which is 38% of annual consumption. This would suggest that in a typical year the discharge to sewer would be close to zero.

In the unlikely event there is a large storm and the tank has sufficient water in it that it needs to empty, the pump flow rate is set to 30 l/s. On the very rare occasions that water is expelled from the 1 Triton Square attenuation tank, this would happen in advance of any storms, meaning flows from Longford Place would be zero, and only flows from the 1 Triton Square tank would discharge to the sewer, at a rate of 30 l/s. 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.

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 in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment