

Application ref: 2020/5619/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 8 February 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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 implementation evidence for residential element required by condition 13B 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: ST ANNES PLANNING CONDITION 13B IMPLEMENTATION OF SUDS STA-JMS-ZZ-ZZ-RP-W-0013; BELOW GROUND DRAINAGE LAYOUT STA-MAE-EX-FN-DR-D-0001; STA-MAE-EX-FN-DR-D-0003

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reason for granting permission

The application provides evidence of the SUDs for the residential part of the development. The evidence includes photos of attenuation crates, hydrobrake and water butts. The size of the attenuation tank is 11m by 1m by 1.2m high. The size of the tank is in accordance with the dimensions approved under 2019/3115/P and the discharge rate of 5l/s is also as agreed. The details have been reviewed by Sustainability and would reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system.

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 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 - commercial element / Longford Place), 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.

Details have been submitted for conditions 21 (Building Regulations M4(2)) and 22 (Building Regulations M4(3)(2)(b)) of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17). These are currently 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
Chief Planning Officer