

DP4129/TAH/GR

10 February 2021

Mr David Peres Da Costa
London Borough of Camden
5 Pancras Square
Kings Cross
London
N1C 4AG

1

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear David,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
1 TRITON SQUARE & ST ANNE'S CHURCH, PLANNING PERMISSION REF: 2016/6069/P

SECTION 96A APPLICATION

We write on behalf of our client, British Land Property Management Limited, to submit an application for a non-material amendment to the above referenced planning permission.

Planning permission (ref. 2016/6069/P) was granted on 21st November 2017 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 (A1, A3 and A4), affordable workspace (B1) and reprovision of gym (D2); erection of part 6, part 9 storeys residential building to provide 22 flats (10 x 3-bed, 11 x 2-bed and 1 x 1-bed) (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."

Following the grant of permission, the following non-material amendments to the planning permission have been granted:

- Ref. 2017/6573/P granted 22 December 2017;
- Ref. 2018/2980/P granted 7 September 2018;
- Ref. 2018/5705/P granted 23 November 2018;
- Ref. 2019/5363/P granted 9 December 2019; and
- Ref. 2020/0120/P granted 12 February 2020.



Proposals

This application seeks a non-material revision to the Commercial Element of the approved development only. The amendments sought are as a result of the detailed design development and technical requirements of the scheme and are considered to be non-material in nature. The accompanying report '1 Triton Square – Wind Fin and Automatic Openable Glazing', prepared by ARUP, describes the amendments sought to a small part of the eastern façade at ground floor in order to provide makeup air to the smoke extract system which forms part of the fire strategy for 1 Triton Square. The proposed amendments also seek to introduce a wind mitigation feature, a glazed wind 'fin' into the public realm adjacent the south-east corner of the building to provide wind protection for people entering and exiting the building.

The following drawings are submitted for approval with this application and will supersede the approved drawings as set out in the table below:

Drawing	Approved drawing ref.	Proposed drawing ref.
Ground floor plan	246868-A_A-XX-GF-DR-AX-30020 P04	246868-A_A-XX-GF-DR-AX-30020 P06
East elevation	246868-A_A-XX-XX-DR-AX-30520 P02	246868-A_A-XX-XX-DR-AX-30520 P04
South Elevation	246868-A_A-XX-XX-DR-AX-30530 P05	246868-A_A-XX-XX-DR-AX-30530 P06
Detail Arrangement Plan & Sections - Wind Fin	n/a	246868-A_A-XX-GF-DR-40021 P01

For clarification, all other proposed drawings approved under application reference 2016/6069/P (as amended), which are not superseded as detailed in the table above, will remain unchanged by this application.

The proposed amendments to the approved scheme are both individually and cumulatively non-material in nature. The proposed amendments are a result of detailed design development and technical requirements and are non-material in the context of the overall consented scheme; the proposed amendments will not materially alter the external appearance of the building or the development for which consent has been granted.

We trust you have sufficient information to register and determine this application, however please contact Georgina Redpath of this office if you require any further information.

Yours faithfully

DP9 Ltd.