

Application ref: 2021/0670/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)

Grant of Non-Material Amendments to planning permission

Address:

1 Triton Square and St Anne's Church
London
NW1 3DX

Proposal: Amendment to planning permission 2016/6069/P dated 21/11/17 (as amended by 2018/2980/P dated 07/09/18, 2018/5705/P dated 23/11/18, 2019/5363/P dated 09/12/19 and 2020/0120/P dated 12/02/20) for 'Erection of 3 storey extension at roof level of 1 Triton Square to provide additional office floorspace and erection of part 6, part 9 storeys residential building to provide 22 flats following demolition of St Anne's Church'; namely the insertion of automatic opening glazing at ground floor level to east elevation and erection of wind mitigation fin (with illumination) adjacent to main entrance on south east corner of 1 Triton Square.

Drawing Nos:

Superseded plans: 246868-A_A-XX-GF-DR-AX30020 P04; 246868-A_A-XX-XX-DR-AX30520 P03; 246868-A_A-XX-XX-DR-AX30530 P05

Revised plans: 246868-A_A-XX-GF-DR-AX30020 P06; 246868-A_A-XX-XX-DR-AX30520 P04; 246868-A_A-XX-XX-DR-AX30530 P06; 246868-A_A-XX-GF-DR-40021 P01; Wind Fin & Automatic Openable Glazing dated December 2020

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission

2016/6069/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings (1TS): 246868-A_A_XX_: XX_DR_AX_91040; XX_DR_AX_91020; B1_DR_AX_10010; GF_DR_AX_10020; 01_DR_AX_10030; ZZ_DR_AX_10041; 05_DR_AX_10070; 06_DR_AX_10080; 07_DR_AX_10090; XX_DR_AX_10510; XX_DR_AX_10520; XX_DR_AX_10530; XX_DR_AX_10540; XX_DR_AX_10610

Proposed drawings (1TS): 246868-A_A_XX_ : XX_DR_AX_91030 P01; B1_DR_AX_30010 P01; 01_DR_AX_30030 P01; 246868-A_A_XX_XX_DR_AX_ : 36702 P01; 36703 P01; 36704 P02; 246868-A_A-XX-: 02-DR-AX-31002 P01; 03DR-AX-31003 P01; 04-DR-AX-31004 P01; 05-DR-AX-31005 P01; 06-DR-AX30080 P02; 07-DR-AX-31007 P01; 08-DR-AX-31008 P01; 09-DR-AX-30110 P02; 10-DR-AX-30120 P02; GF-DR-AX-30020 P06; 246868-A_A-XX-XX-DR-AX-: 30510 P03; 30520 P04; 30530 P06; 30540 P03; 30610 P02; 30620 P02; 36701 P02; 246868-A_A-XX-XX-DR-AX-36798 C01; 246868-A_A-XX-GF-DR-40021 P01

Existing drawings (SAC): SA: 100; 101; 102; 150; 151; 152

Proposed drawings (SAC) SA: 202; SA 200 A; SA 201 A; SA 206 A; SA 207 A; SA 209 A; SA 250 A; SA 251 A; SA 252 A; SA 253 A; SA 260 A; SA 261 A

Supporting documents: Developers Statement (British Land) October 2016; Design and Access Statement (Vol. 1, 1TS, Arup Associates; and Vol. 2, SA, Matthew Lloyd Architects) October 2016; Housing Study (Arup Associates) October 2016; Townscape, Heritage & Visual Impact Assessment (Tavernor Consultancy) October 2016; Heritage Statement (KM Heritage) October 2016; Landscape Masterplan (5th Studio and Andy Sturgeon Design) October 2016; Planning Statement (DP9) March 2017; Statement of Community Involvement (HardHat) October 2016; Transport Assessment (Arup) October 2016; Energy Statement (Arup and Thornton Reynolds) October 2016; Sustainability Statement (Arup and Eight Associates) October 2016; Daylight & Sunlight Study (GIA) October 2016; Overshadowing Study (GIA) October 2016; Internal Daylight Study (GIA) October 2016; Air Quality Assessment (Arup) October 2016; Arboricultural Assessment (Thomson Ecology) October 2016; Surface Water Drainage Proforma (Arup) dated December 2016; Construction Management Plan (Lendlease) dated October 2016; Socio-Economic Assessment (Quod) dated October 2016; Financial Viability Assessment (DS2) dated October 2016; Crime Impact Assessment (QCIC) dated 20/12/2016; Energy and Sustainability Consultation Response (Arup) dated 10 January 2017; BRUKL Output (refurbishment) 04 Jan 2017; BRUKL Output (extension) 04 Jan 2017; Noise Assessment (Arup) dated December 2016; Air Quality Assessment Addendum (Arup) dated 9 December 2016; Independent Viability Review (BPS) dated 16th January 2016; Equalities Statement (Quod) dated January 2017; Letter from DP9 dated 30 January 2017; Letter from GIA dated 06/01/2017; Letter from GIA dated 28/02/2017; St Anne's Design Note: Overlooking (Matthew Lloyd Architects) January 2017; Summary of St Anne's Church (SAC) Information (DP9) dated February 2017; Letter from Gerald Eve dated 13 March 2017; Effect on St Mary Magdalene Church (KM Heritage); NMA

report prepared by Arup dated Aug 2018; NMA 2 report prepared by Arup dated Oct 2018; NMA BIFOLD report dated October 2019; 'St Annes Site for Residential Development NMA Report' prepared By Matthew Lloyd Architects dated November 2019; Wind Fin & Automatic Openable Glazing dated December 2020

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

The proposed wind fin would measure 3.4m high by 1.29m wide and 0.06m deep and would be finished in laminated glass (surface etched with a pattern) with steel caps to the sides and a stainless steel base. The fin would be edge-lit, such that the light from the LEDs would go only into the glass edge it is illuminating.

The submission provides justification for the wind fin. There are downdrafts as south westerly winds hit Euston Tower and then funnel at low level back across the square funnelling between 1 and 2 Triton Square. The proposed wind fin seeks to mitigate these effects close to the entrance of 1 Triton Square. Alternative approaches have been considered, such as tree planting, but were discounted as they would not sufficiently address wind speed near the entrance.

The fin would be located as close to the building as possible to achieve the mitigation while limiting its visual impact as much as possible. It is noted that the projection of the wind fin would be similar to the projection of the revolving doors and that there are wide generous spaces surrounding the entrance so pedestrians would not be forced to walk close to the building line. The size, location, illumination and detailed design of the wind fin is considered acceptable. The wind fin would appear as a very minor element in comparison to the approved office building and would not materially impact the appearance of the south east corner of 1 Triton Square.

The proposed automatic openable glazing would provide makeup air to the smoke extract system which forms part of the fire strategy for 1 Triton Square. The proposed glazing would open automatically in the event of a fire alarm. The automatic openable glazing would be 2.5m wide and 6m high. The openable glazing is flush bonded which would provide a similar aesthetic to the adjacent glazed panels. Given the size and location of the proposed change to the glazing, this amendment would not materially impact the appearance of the east elevation.

Individually and cumulatively, the changes are relatively minor compared to 'the larger development' consisting of a 3 storey extension to Triton Square and part 6 part 9 storey residential building.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of

the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the Wind Fin & Automatic Openable Glazing dated December 2020 and shall only be read in the context of the substantive permission granted on 21/11/17 under reference number 2016/6069/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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