

Application ref: 2020/5620/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 22 March 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 Part M4(2) and M4(3)(2)(b) compliance required by conditions 21 and 22 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 RESIDENTIAL - Accommodation Schedule; Accessible Housing report including drawings: 201009-01 C01; 201009-02 C01; 201009-03 C01; 201009-04 C01; 201009-05 C01; 201009-06 C01; 201009-07 C01

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission

A report has been submitted which shows the layout of the two wheelchair accessible flats to show compliance with M4(3)(2)(b). A typical flat layout is also provided to show compliance with M4(2). All flats are single level. Level

access is achieved from the street and communal stairs and lift achieves level access to all flats above ground. Access to balconies and the communal roof terrace is also level access. All communal access areas, including communal entrance, corridors, bin store and cycle store, are designed to be accessible to wheelchair users. The details have been reviewed by Building Control and are considered acceptable. The details demonstrate that the wheelchair units would provide adequate amenity for wheelchair users and that the other units would provide flexibility for the accessibility of future occupiers and their changing needs over time.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policy H6 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5d (soft landscaping for commercial terraces), 12 (contamination verification report for commercial element), 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 condition 12 (contamination verification report - residential element) of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17). This is 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