

Application ref: 2021/1011/P
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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 'Remediation Verification Report' for the residential element required by condition 12 of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17) (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, affordable workspace (B1) and reprovision of gym (D2); erection of part 6, part 9 storeys residential building to provide 22 flats (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).

Drawing Nos: St Annes Ground Contamination Verification Report (including appendices) prepared by Arup dated 3 March 2021

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

Informatives:

- 1 Reason for granting permission

A verification report for the residential element has been submitted. The verification report provides details of the development and provides evidence that the remediation strategy has been implemented. This has been reviewed by the Council's Contaminated Land Officer. Based on the remediation works implemented it is considered that a safe development has been achieved and the submitted details demonstrate that future occupiers of the development would be protected from the possible presence of ground contamination arising in connection with the previous use of the site.

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 C1, A1, and DM1 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.

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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer