

Application ref: 2021/4559/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)

Approval of Details Granted

Address:

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

Proposal: Details of SUDS implementation evidence for the commercial 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: 4185-03-ATT-GW Rev AB01; 246868-A_A-XX-09-DR-AX-47110 C04; Photographs of the installed attenuation tank in situ; photographs of brown roof installed; Combined Attenuation & Water Recycling Package for contractor T Clarke dated 02/10/19

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting approval

The application provides evidence of the SUDs for the commercial part of the development. The evidence includes photographs of the attenuation tank in the basement and the brown roof. The size of the attenuation tank specified by the contractor is 285m³. The size of the tank is in accordance with the dimensions approved under 2018/3306/P (280m³) and the discharge rate of 30l/s would be less than that previously specified and so would be acceptable. 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 for commercial element), 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 2021.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer