

Application ref: 2021/4963/P
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Date: 18 March 2022

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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:

Regent's Place including Regent's Plaza

**Brock Street and Triton Street,
London
NW1**

Proposal:

Details of Conditions 3 (landscaping) and 8 (lighting strategy) of permission ref: 2019/5154/P dated 14.08.2020 for 'Public realm improvement works to hard and soft landscaping including re-paving; installation of planters, seating, furniture, cycle parking, pavilion structures and lighting; provision of flexible art/performance space; removal of taxi drop off area; and removal of existing artistic sculptures.'

Drawing Nos:

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

Informative(s):

- 1 The application seeks to discharge conditions 3 (hard and soft landscaping) and 8 (lighting strategy) of permission ref 2019/5154/P dated 14/08/20.

Detailed drawings have been provided of the hard and soft landscaping. The details include details of the irrigation systems and tree pit volumes with sectional drawings. The details have been reviewed by tree and landscaping

officers and are considered acceptable and consistent with the design quality of the original consent. The details demonstrate that the development would achieve a high quality of landscaping which would contribute to the visual amenity, character and biodiversity of the area.

The aspirations of the lighting strategy were set out in the Design and Access Statement approved as part of the parent application (ref: 2019/5154/P). The current application provides further details of the type, specification and location of lighting. The lighting would be for Osnaburgh Place, Triton Place, Eastern Link Street and Western Link Street. The details of the lighting would be consistent with the lighting strategy previously approved and would protect the character and quality of public space.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1, A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 7 (Public Open Space Management Plan) and 9 (public art plan) of planning permission 2019/5154/P dated 14/08/2020 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



Daniel Pope
Chief Planning Officer