

11 July 2022

**By Planning Portal (Ref. PP-11380694)**

Camden Council  
Planning - Development Control  
Camden Town Hall  
London  
WC1H 8ND

Dear Sir

**Planning application for:**

**Installation of mechanical and electrical plant on north and east facing 6<sup>th</sup> floor roof terraces, replacement of 10 glazed panels with solid metal panels to allow for ductwork, and installation of mesh screening with integrated green wall planting to both terraces.**

**1 Triton Square, London NW1 3DX**

On behalf of our client, Meta, we enclose a planning application for the above development.

The application comprises:

- Completed planning application forms, including Certificate B.
- CIL Additional Information Requirement Form
- P001 Rev 2 - Site Location Plan
- P002 Rev 2 - Existing General Arrangement - Level 06
- P003 Rev 2 - Proposed General Arrangement - Level 06
- P004 Rev 1 - North Existing And Proposed Elevations
- P005 Rev 2 - East Existing And Proposed Elevations
- P006 Rev 2 - Existing And Proposed Detailed Elevations
- P007 Rev 2 - Existing And Proposed Sections
- P008 Rev 2 - 3d Site Imagery
- Design and Access Statement V1 (Introduction and Section 1)
- 217501\_0814NT01a Acoustic Report

The required application fee of £462 based on “erection of plant and machinery” has been paid online via the Planning Portal.

This application is submitted as part of Meta’s planned occupation of 1 Triton Square.

The application relates to two 6<sup>th</sup> floor roof terrace areas only (to the north elevation and east elevation) as shown on the submitted site location plan. These roof terraces are now proposed for plant as the current building is under specified in this respect, with the terraces deemed to be the best location for the required plant.

At the same time as the enclosed application, an application to discharge condition 5 part d) of the relevant planning permission ref. 2016/6069/P (as amended by 2017/6573/P) is being made, which requires soft landscaping details to be submitted for the 6<sup>th</sup> floor commercial terraces. The details

submitted under condition 5 relate to the terraces on the west and south elevations only. As described above the north and east terraces are now required for plant, but do also incorporate significant soft landscaping.

The proposed plant on the north and east terraces is shown on the submitted drawings and can be summarised as follows: North terrace: 1x air handling unit, 6x heat pump units, 4x compressors; East terrace: 1x air handling unit.

The proposed plant will be screened from view, by a combination of the existing vented glazed façade which extends 1.3m above the terrace level and by a proposed planted mesh screen that will be located on each terrace on the outside of the plant that will be 2.2m high. The mesh screen will extend most of the width of each terrace, but with gaps at each end. The frame of the mesh screen and the mesh panels will be finished in RAL906 (white aluminium) to match the existing façade. The mesh screen is designed to be covered with planting to make it into a green wall. The planting will be located within a Corten planting trough that will run the length of each screen. The planting will be climbing Star Jasmin plants (*Trachelosperum Jasminoides*) that will be interwoven through the mesh.

At the eastern end of the north terrace and at the northern and southern end of the east terrace large Corten planting troughs with planting are also proposed, to add generally to “greening” the terrace area. From outside the site at high level the terraces will look very green.

In terms of views from ground level or longer distance views these will be very limited due to the terraces being at high level and the 1.3m high glazed screen to the terraces. Views of the east terrace are further restricted by the close proximity of the office building to the east. Instead its important for this terrace, to ensure, as a good neighbour, that its visual appearance is appropriate; indeed it will be through the 2.2m high green wall proposed along the majority of its length and planting troughs at either end. The same principles also apply to the north terrace, but in respect of longer distance high level views.

To the rear of the proposed plant, 7 panels of the existing glazed façade to the north terrace and 3 panels to the east terrace are due to be removed and replaced with solid metal panels to allow duckwork to penetrate the façade to serve the new plant. This replacement of panels is located behind both the proposed plant and more fundamentally the green wall and so will have no material impact upon the appearance of the building.

An acoustic report is also submitted with the application to ensure that the amenity of adjacent land uses will be protected. This report assesses the current proposed plant and considers it alongside existing plant on site. The report predicts noise levels at the various noise sensitive locations identified and demonstrates that the predicted noise levels achieve the required noise limits, being 5 dB below measured background noise levels as required by Camden.

Having regard to the combination of green wall screening, additional planting and acoustic levels assessed there will be no adverse impacts caused by the proposals upon the appearance of the building or residential amenity.

As described above, at the same time as the enclosed application an application is submitted for the discharge of condition 5 part d) of ref. 2016/6069/P (as amended by 2017/6573/P) dealing with a soft landscaping scheme for the 6<sup>th</sup> floor terraces. The details submitted under condition 5 relate to the terraces on the west and south elevations only, as the enclosed application deals with the north and east terraces, which will now contain a combination of M&E plant and landscaping and will not be accessible to those working within the building. The west and south terraces will be accessible to the building’s occupants and the landscaping scheme under Condition 5 submitted very much reflects this with extensive areas of informal seating set within a landscape setting.

In addition to the submitted drawings, the Design and Access Statement, Section 1 further illustrates the planning application proposals for the north and east terraces and Section 2 illustrates the discharge of condition proposals for the west and south terraces.

I trust the enclosed planning application is in order, however, should you have any queries please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Nick Jenkins', written in a cursive style.

**Nick Jenkins MRICS**  
Director  
Smith Jenkins Ltd