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London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

12 August 2022

Our ref: U0019190

Your ref: PP-11467661

Dear Sir/ Madam,

**Application for Full Planning Permission
Town and Country Planning Act (As Amended) 1990
20 Triton Street, London, NW1 3BF**

We write on behalf of our client, British Land, to submit a planning application in respect of Level 2, 20 Triton Street, for the installation of louvres within the existing facade on the northern, southern and western elevations.

A full planning application has been submitted via the planning portal, for the following works:

“Installation of louvres on Level 2 of 20 Triton Street.”

Further details of the proposals are set out within this letter.

The Site

20 Triton Street is in a central location located off Triton Street and Osnaburgh Street. Osnaburgh Street connects to Euston Road, which is close to Euston and Kings Cross Train Stations and situated within the Regent Place Campus.

The campus is home to various commercial businesses, with coffee shops and restaurants at the lower levels to provide amenities for the employees in the area. The commercial operators are predominately office base however with the rise of the popularity and success of the Knowledge Quarter, there is an increasing demand for lab spaces within the campus.

The lawful use of the second floor is office, now known as Use Class E under the Use Classes Order (2020).

Proposals

British Land are seeking to convert the Level 2 of 20 Triton Street from offices to lab spaces. As both fall under Class E, planning permission is not required for this change of use.

To facilitate the occupation of lab users, additional plant equipment is proposed to be located internally. As these works are internal, planning permission is also not required. To increase the flow of air into the plant

rooms however, it is proposed to replace some of the glazed window panels with louvres on Level 2 of 20 Triton Street. A total of 7 louvres are proposed, which will replace 7 windows (3 on the north elevation, 2 on the west elevation and 2 on the south elevation).

Planning Justification

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

The statutory development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 comprises:

- The London Plan (2021)
- The London Borough of Camden's Local Plan (2017)

The key planning considerations affecting the Proposed Development are considered to include design and amenity (including Noise and Ventilation). The relevant policy background and considerations are set out below.

Design

London Plan Policy D3 also states that 'development should 'enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions'.

Camden Local Plan Policy D1 states that the Council will seek to secure high quality design in development. Relevant to this application, the Council requires that development:

- Part (a) respects local context and character;
- Part (b) preserves or enhances the historic environment and heritage assets;
- Part (d) is of sustainable and durable construction and adaptable to different activities and land uses; and
- Part (e) comprises details and materials that are of high quality and complement the local character.

The second floor of 20 Triton Street has floor to ceiling window panes which allow the existing offices to be naturally lit. The proposals are located on the second floor and seek to change three panes on the northern elevation, two panes on the western elevation and two panes on the southern elevation. The rooms behind the louvres on the northern and southern elevations are to be plant rooms and are therefore generally not occupied by employees.

The louvres are externally designed to ensure they will sit comfortably within the existing window pane and will be barely viable from street level. The louvres themselves comprise a series of panels, which can be

seen in more detail within the submitted Design and Access Statement. The proposals are therefore sensibly designed and meet the overall objectives of London Plan policy D3 and Local Plan policy D1.

Economy

Camden Local Plan Policy E1 states that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. Relevant to this application, the Council will:

- Part (e) support the development of Camden's health and education sectors and promote the development of the Knowledge Quarter around Euston and King's Cross while ensuring that any new facilities meet the other strategic objectives of this Local Plan

Noise

Camden Local Plan Policy TC4 part (i) sets out that the Council will consider the noise and vibration levels generated either inside or outside the site and the impact of these levels on the character, function, vitality and viability of a centre and amenity of nearby residential uses.

Plant equipment is proposed to be located internally, behind the louvres and whilst the plant does not require planning permission, for completeness a Noise Assessment has been prepared by Arup to assess the noise impact of this plant.

This report concludes that a noise survey has been conducted to determine the existing noise levels around the building. These have been used to establish plant noise limits in line with the local authority requirements to protect nearby noise sensitive receivers. The proposed development therefore accords with Local Plan policy TC6.

Summary

The proposals include the installation of 7, small louvres on existing window panes on the second floor of 20 Triton Street. These louvres facilitate the installation of plant equipment behind the windows which are required for a future lab use on these floors.

The proposals have been designed sensitively, will be barely visible from street level and will not give rise to any amenity concerns following the installation of the plant. The proposals therefore accord with relevant Camden Development Plan policies.

Application Documents

The full planning application has been submitted online via the planning portal. The following documents support the planning application:

- Application Form and certificate A completed,
- CIL Form,
- Noise Assessment, prepared by Arup;
- Existing and proposed drawings, prepared by Gensler;
- Design and Access Statement, prepared by Gensler.

If you have any questions regarding the application, please do not hesitate to contact Sophie Hinton at this office.

Yours Sincerely



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