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

11th October 2022

Our ref: U0019190

Your ref: PP-11609883

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 full planning application to install an external mechanical plant at Level 2 of 20 Triton Street, London, NW1 3BF. The plant is required to support new lab functions at Level 2 of the building.

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

“Installation of external plant at Level 2 of 20 Triton Street.”

Further details of the proposals are set out within this letter and the submitted drawings and Design and Access Statement, prepared by Gensler Architects.

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.

The site is located within the Regent Place Campus which 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).

Planning History

A planning application (ref. 2022/3491/P) is currently under determination at 20 Triton Street for:

“Installation of louvres at level 2.”

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Proposals

British Land are seeking to install additional external mechanical plant at Level 2 of 20 Triton Street to support the new lab functions proposed at Level 2 of the building. Planning permission is not required for the change of use from office to lab spaces change of use as both fall under Class E. However, the additional plant equipment is proposed to be located externally; therefore, planning permission is required for its installation.

The plant is proposed on the Level 2 terrace, where it would have a limited impact on existing tenants. The plant will be located on an area of the terrace which is currently not accessible or usable by tenants of the building. The proposed external location is ideal for air source heat pumps as these cannot be located internally, it is also within close proximity of the Level 2 laboratory space for maintenance access.

The new plant is proposed to be cladded in aluminium mesh, which will match the colour and styling of the new substation re-cladding adjacent to the terrace, which is currently under construction.

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 (c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- Part (d) is of sustainable and durable construction and adaptable to different activities and land uses;

- Part (e) comprises details and materials that are of high quality and complement the local character;
- Part (k) incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping; and
- Part (o) carefully integrates building services equipment.

The plant is proposed to be located on the Level 2 terrace and will therefore be visible from the east and south elevations. Whilst the plant enclosure will be visible from the plaza, it is aligned with Energy Centre re-clad which will be a significant visual improvement to the current condition of the site. In addition, the location of the plant will ensure there is no impact to existing windows and daylight for tenants. The proposal has been sensibly designed and meets 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

The proposal will support the transformation of Level 2 of 20 Triton Street to a science focussed space.

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. Camden Local Plan Policy A4 states that the Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.

An acoustic assessment has been carried out by Arup which identifies the air source heat pumps noise source location associated with the proposal, the nearest noise sensitive receptors and provides noise emission limits required from new mechanical equipment in line with Camden's noise policy. The report provides an assessment of noise at the sensitive receptors and details a noise survey which determined the existing noise levels around the building which were then used to establish plant noise limits in line with local authority requirements.

Summary

The proposal includes the installation of an external mechanical plant at Level 2 of 20 Triton Street. The plant proposed will support lab functions for future science focussed tenants at Level 2. Several interventions are required to support this transformation including new air source heat pumps to address the additional cooling load required. The Level 2 terrace is the ideal location for the plant as it is externally located, will provide easy

maintenance access, will create a separation between tenants of the space and the plant, and will not alter the existing usable terrace area.

The proposed plant has been sensitively designed and is in keeping with the substation under construction and will not give rise to any amenity concerns. It is considered that the proposals 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;
- Location Plan, prepared by Gensler;
- 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 (shinton@geraldeve.com) or Hannah Scott (hscott@geraldeve.com) at this office.

Yours Sincerely



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