

Application ref: 2022/5293/P
Contact: Josh Lawlor
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Date: 15 February 2023

Development Management
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DP9 Limited
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
Triton Square
London
NW1 3BF

Proposal:

Details required by Condition 3 (Hard and Soft Landscaping) of planning permission reference 2019/5154/P dated 14/08/20 (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: TOWN667.01(03)3000, TOWN667.01(03)3001, TOWN667.01(03)3003, TOWN667.01(03)3005, TOWN667.01(03)3007, TOWN667.01(03)3009, TOWN667.01(03)5010, TOWN667.01(03)5022, TOWN667.01(03)5024, TOWN667.01(03)6333, TOWN667.01(03)6334, TOWN667.01(03)6335, TOWN667.01(03)6336, TOWN667.01(03)6337.

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

Informative(s):

- 1 Reason for granting approval-

Condition 3 has already been discharged under ref. 2020/5401/P on

09/03/2021. This revised submission makes amendments to allow vehicular access to the existing UK Power Network substation located on site. This has a limited impact on the soft and hard landscaping proposals.

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 previously been reviewed by the Council's urban design and tree officers and are considered acceptable and consistent with the design quality of the original consent. The tree officer has raised no objection to the revisions made by this application. The details demonstrate that the development would achieve high quality landscaping which would contribute to the visual amenity, character and biodiversity of the area.

The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A2, A3 and D1 of the Camden Local Plan 2017.

- 2 You are advised that the application to discharge condition 7 (Public Open Space Management Plan) of planning permission 2019/5154/P dated 14/08/2020 is currently being assessed by the Council.

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