

Application ref: 2022/2964/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 3 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Smith Jenkins Ltd
1st Floor
1 Canon Harnett Court
Wolverton Mill
Milton Keynes
MK12 5NF
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details of Condition 5, Part D (soft landscaping - 6th floor terraces) of permission ref: 2016/6069/P (as amended by 2017/6573/P) dated 22/12/2017 for the 'Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (Class B1) with relocated plant above, creation of roof terraces at 6th floor level, reconfiguration of ground floor including infill of Triton Square Mall including flexible retail (A1, A3 and A4), affordable workspace (B1) and reprovision of gym (D2); erection of part 6, part 9 storeys residential building to provide 22 flats (10 x 3-bed, 11 x 2-bed and 1 x 1-bed) (Class C3) following demolition of St Anne's Church (Class D1); hard and soft landscaping including garden at junction of Longford Street and Triton Square; reconfigured vehicle and pedestrian accesses; and other ancillary works.'

Drawing Nos: P002a Rev 2 - Existing General Arrangement - Level 06, P003a Rev 2 - Proposed General Arrangement - Level 06, P004a Rev 1 - West Existing And Proposed Elevations, P005a Rev 1 - South Existing And Proposed Elevations, P006a Rev 1 - Existing And Proposed Detailed Elevations, P007a Rev 2 - Existing And Proposed Sections, Design and Access Statement V1 (Introduction and Section 2)

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

Informative(s):

- 1 The application seeks to discharge conditions 5 (soft landscaping - 6th floor terraces) of permission ref: 2016/6069/P (as amended by 2017/6573/P) dated 22/12/2017.

Detailed drawings have been provided of the soft landscaping. 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 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 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 12 (contamination verification report for commercial element), and 26 (waste storage) of planning permission 2016/6069/P dated 21/11/2017 (as amended by 2017/6573/P dated 22/12/17) 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