

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
 Phone: 020 7974 4444  
 Fax: 020 7974 1680

Development Management  
 Camden Town Hall Extension  
 Argyle Street  
 London WC1H 8EQ

## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

2013/3807/P: Comprehensive redevelopment, following the demolition of existing buildings, to construct four new buildings ranging from 5 to 15 storeys (above basement level) in height, to provide 38,724 sqm (GIA) of residential floorspace (345 dwellings) (Class C3), 823 sqm (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3, D1 or D2), with associated energy centre, waste and storage areas, basement level residential car parking (54 spaces), the re-provision of Royal Mail staff car parking (approx 196 spaces) cycle parking, residential cycle parking (431 residential spaces) hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works. The application is accompanied by an Environmental Statement. Granted subject to a Section 106 Legal Agreement on 27/02/2014.

Reference number

2013/3807/P

Date of decision (date must be pre-application submission)

27/02/2014

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition No. 46

Has the development already started?

Yes

No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

See accompanying Retail Marketing Report: the commercial units are too small to be viable enough to attract any retail occupiers despite consistent marketing.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

To allow amalgamation of Commercial Units 2 and 3 Mount Pleasant.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

2023/1492/PRE

Date (must be pre-application submission)

28/07/2023

Details of the pre-application advice received

#### "Principle of amalgamation

We note that the proposal for larger units, and possibly the associated larger named brands they are likely to appeal to, is by nature contrary to the original permission 2013/3807/P which approved small units and restricted amalgamation via condition 46 (limit on amalgamation of commercial units) in order to encourage occupation by small and independent shops and help sustain the diversity, vibrancy and character of the area as well as provide premises for local businesses.

Despite this, we may concede on the amalgamation of Units 2 and 3 on receipt of sufficient marketing evidence showing the units have been marketed as smaller separate units with limited success. Although some marketing evidence has been received, we would like further information and detail including any specific appointment/visit dates from the interested retailers. We would also like to see evidence of the rent offer marketed to small business tenants.

The site is part of the Central District Alliance's Business Improvement District area and so it would be useful to know if there has been any communication or assistance from them in marketing the units, or finding meanwhile uses.

Any remaining empty units we would be keen to know what efforts will be made to ensure these are attractive for smaller businesses, including exploring options for meanwhile use(s) or offered to small retail/retail start-ups at below market rent."

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

### Certificate Of Ownership - Certificate B

**I certify/ The applicant certifies that:**

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

44

**Suffix:**

**Address line 1:**

Royal Mail Group

**Address Line 2:**

Farringdon Rd

**Town/City:**

London

**Postcode:**

EC1A 1BB

**Date notice served (DD/MM/YYYY):**

10/01/2024

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

MR

First Name

STUART

Surname

BLAKLEY

Declaration Date

12/01/2024

- Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Stuart Blakley

Date

11/01/2024