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FAO: Neil McDonald

Our ref: NJB/SAWE/KAT/ASI/U0015166

Your ref: PP- 13007708

10 May 2024

Dear Neil

**Land to the West of Royal Mail Sorting Office bounded by Phoenix Place, Mount Pleasant, Gough Street and Calthorpe Street, Camden WC1
Submission of Non-Material Amendment pursuant to planning permission ref. 2013/3807/P**

We write on behalf of our client, Taylor Wimpey London, to submit the enclosed documents for a non-material amendment pursuant to Planning Permission Ref. 2013/3807/P dated 30 March 2015 at Land to the West of Royal Mail Sorting Office bounded by Phoenix Place, Mount Pleasant, Gough Street and Calthorpe Street, Camden WC1 ('the Site').

Background

Full planning permission was granted at the Site under application reference 2013/3807/P on 30 March 2015 for:

“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 sq.m. (GIA) of residential floorspace (345 dwellings) (Class C3), 823 sq.m. (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 car parking (431 residential spaces) hard and soft landscaping to provide public and private areas of open spaces, alterations to the public highway and all other necessary excavation and enabling works.”

Since the grant of this Planning Permission, there have been number of non-material amendment applications that have been submitted for the site to regularise discrete changes and works being carried out during the course of construction.

Procedure

Section 96A of the Town and Country Planning Act 1990 (as amended) enables non-material changes to existing planning permissions to be made without requiring the submission of a new planning application or an application under Section 73 of the Act for minor-material amendments.

The changes to the parent permission are set out below and it is considered that these represent non-material amendments to the approved plans.

Non-material amendments

There is an anomaly in the decision notice in relation to the flexible retail and community floorspace, whereby the 823sqm GIA as set out in the description of development, differs from the floorspaces totals on the approved plans. When the individual retail floorspaces on the approved plans are totalled this equals 797sqm GIA.

The Applicant would therefore like to rectify this anomaly and regularise the retail and community floorspace areas approved within the description of development. As such this application seeks to amend the description of development on the decision notice to remove reference to this figure, as follows (amended text in red).

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 38,724sqm (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.~~

In addition to this, following construction and completion of Phases 1 and 2 of the Postmark Development, the as-built areas of the retail and community floorspace differ from those set out on the approved plans. These very minor changes have occurred during the course of construction and could be described as de-minimus. However the applicant is seeking to provide comfort to potential future leaseholders or tenants that the scheme is in accordance with the approved plans. The total of the as-built retail and community floorspace equals 797sqm GIA, which matches that set out on the approved plans, however this is done through slightly different individual totals for each retail unit. It should be noted that the built-out areas are all within the 10% build tolerance. This application seeks to regularise these areas through the substitution of plans.

The table below summarises the difference between the floorspace secured by the approved plans and what has been built out. It should be noted that the overall GIA floorspace figure remains as per the total of the units when added up from the areas on plan.

Unit	Consented GIA	As-Built GIA	Variance %	Notes
A1 (Phase 1) - A1, A2, A3, D1 or D2	82m2	82m2	0%	N/A

A2 (Phase 1) - A1, A2, A3, D1 or D2	100m2	102m2	+2%	Within 10% build tolerance following detailed design development
A3 (Phase 1) - A1, A2, A3, D1 or D2	92m2	100m2	+8.7%	Within 10% build tolerance following detailed design development
A4 (Phase 1) - A1, A2, A3, D1 or D2	82m2	84m2	+2.4%	Within 10% build tolerance following detailed design development
A5 (Phase 1) - A1, A2, A3, D1 or D2	192m2	184m2	-4.1%	Within 10% build tolerance following detailed design development
C1 (Phase 2) - A1, A2, A3, D1 or D2	249m2	245m2	-1.6%	Within 10% build tolerance following detailed design development
TOTAL	797m2	797m2	0%	

If required, the Applicant will be willing to accept a conditions specifying the as-built floorspace.

Application Documentation

In accordance with the validation requirements of Council, we enclose the following documentation to discharge these conditions:

- Completed approval of details application form, prepared by Gerald Eve LLP; and
- Site Location Plan, prepared by Broadway Malyan.

The requisite application fee of £293.00 (plus £70 Planning Portal fee) has been paid via the Planning Portal (PP- 13007708) at the time of submission.

We trust that we have provided all the material required for the purposes of validation and therefore await confirmation of the registration and validation of this application shortly. In the meantime, should you have any queries regarding this application, please contact Samantha Wells (0203 486 3794), Kathryn Tyne (020 3486 3735) or Adam Siddiqui (0207 333 6246) of this office.

Yours faithfully



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