

Application ref: 2024/1935/P
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Date: 25 July 2024

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Land to the West of Royal Mail Sorting Office
Phoenix Place
Mount Pleasant
London

Proposal: Non-Material Amendment to planning reference 2013/3807/P dated 30/03/2015 (as amended by 2024/0144/P dated 20/06/2024), namely alter the development description to remove specific reference to the area of flexible retail and community floorspace.

Drawing Nos:

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, the development description of planning permission 2013/3807/P dated 30/03/2015 shall be replaced with the following development description:

REPLACEMENT DEVELOPMENT DESCRIPTION:

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), 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.

Informative(s):

1 Reason for granting approval:

The current application seeks to amend the description for approved application ref. 2013/3807/P removing the specific figure in metres to be provided in relation to flexible retail and community floorspace.

It is not considered necessary to mention the precise square meterage in the description and the revised description will continue to describe the application appropriately, which remains subject to the approved plans.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2013/3807/P dated 30/03/2015 (as amended). The proposed amendment to the development description is therefore considered to be non-material in the context of the original scheme and does not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes set out in the development description and on the application form and shall only be read in the context of the substantive permission granted on 30/03/2015 under reference number 2015/3807/P (as amended by 2024/0144/P dated 20/06/2024) and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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