

Thomas Hawkey
DP9 Ltd
100 Pall Mall
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Application Ref: **2018/2586/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

22 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place
Mount Pleasant
Gough Street & Calthorpe St. Camden WC1.**

Proposal: Amendment of Condition 9 (detailed surface water drainage scheme) and 23 (lighting strategy), to allow the details to be submitted prior to superstructure works rather than pre-commencement, to planning permission 2013/3807/P granted on 30th March 2015 (as amended by 2018/0817/P dated 01/05/2018 and 2018/1054/P dated 12/04/2018) by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated

Drawing Nos: Cover letter (ref: DP4771/PEH/TH) dated 04/06/2018.

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, condition no.9 of planning permission 2013/3807/P dated 30/03/2015 shall be replaced with the following condition:

Superstructure works on the relevant Section shall not be commenced until a detailed surface water drainage scheme for the relevant part of the site, based on the agreed Flood Risk Assessment (FRA) prepared by Waterman Transport and



Development, presented in Appendix 14.1 of the Environmental Statement, dated April 2013, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to practical completion, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The run-off from the site should be reduced to no more than 71 l/s for the 1 in 100 year storm event.

This Condition can be discharged on a Section by Section basis.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy 5.13 of the London Plan, policy CS13 of the London Borough of Camden Core Strategy 2010 and policy DP23 of the London Borough of Camden Development Policies 2010.

For the purposes of this decision, condition no.23 of planning permission 2013/3807/P dated 30/03/2015 shall be replaced with the following condition:

Prior to the commencement of superstructure works within the relevant Section, full details of a lighting strategy, to include information about potential ecological impacts, relating to the relevant Area, shall be submitted to, and approved in writing by the Local Planning Authority. The approved lighting strategy relating to the relevant Area shall thereafter be fully implemented prior to the first occupation of accommodation within that Area.

This Condition can be discharged on a Section by Section basis.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to protect the amenity of current and future occupiers from light pollution and to ensure compliance with the protection of possible habitats in accordance with policies 7.3, 7.5, 7.13 and 7.19 of the London Plan, policies CS5, CS14 and CS15 of the London Borough of Camden Core Strategy 2010 and policies DP24 and DP26 of the London Borough of Camden Development Policies 2010.

Informative(s):

1 Reason for granting approval:

The non-material amendment is altering the wording of conditions 9 (SuDs) and 23 (lighting) to allow the details to be submitted prior to the commencement of the superstructure works rather than pre-commencement.

Condition 9 - The applicant intends to bring forward a landscaping scheme for approval under Condition 13 (which is a 'prior to superstructure works' Condition), which has a high proportion of green space. This is intended to facilitate the attenuation levels on site to help achieve the 40% climate change requirements (the consented

indicative level is 25%). The proposed change in trigger would allow the applicant to discuss the landscaping scheme in detail with officers in detail and enable the SuDS strategy to be developed in tandem to align with the landscaping scheme. The amendment to the trigger would also allow the applicant to secure approval from Thames Water for the drainage strategy they intend to build.

Details have been submitted to give comfort that delaying the submission of information for Condition 9 to a 'prior to superstructure' trigger point rather than having to submit the details for approval prior to commencement as per the current condition wording would pose no risks or constraints to the design development of the SuDS options in line with requirements of the planning permission. This prevents the possibility that the drainage scheme may be affected by subterranean works/construction carried out prior to the superstructure stage.

The Council's Sustainability Officer has confirmed that the amendment of the trigger would be acceptable.

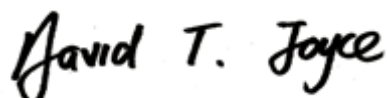
Condition 23 - The lighting strategy is very closely linked to the landscaping design which will be applied for at a later date (prior to superstructure works). The trigger amendment would ensure these details can be aligned. Officers consider that the delay would be acceptable, as the details would still come forward well before the commencement of that part of the development and it would ensure the details are worked up and considered in conjunction with the landscaping strategy.

The amendment to the wording is therefore considered acceptable. In terms of materiality, the change to the condition is considered non-material as the details will still be required and submitted, only at a later date. It is not necessary to have the details prior to the commencement of the development and the later trigger (for both conditions) in this circumstance is deemed acceptable.

- 2 You are advised that this decision relates only to the approved amendments to the wording of conditions 9 and 23 and shall only be read in the context of the substantive permission granted on 30/03/2015 under reference number 2013/3807/P and is bound by all the conditions and obligations 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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