

17th August 2018



Mr Jonathan McClue
London Borough of Camden
Planning Department
5 Pancras Square
NIC 4AG
Dear Jonathan,

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

**LAND TO WEST OF ROYAL MAIL SORTING OFFICE BOUNDED BY PHOENIX PLACE,
MOUNT PLEASANT, GOUGH STREET & CALTHORPE ST. CAMDEN WC1**

**SUBMISSION OF DETAILS PURSUANT TO CONDITION 25 (INCLUSIVE DESIGN –
RESIDENTIAL UNITS) OF PLANNING PERMISSION 2013/3807/P.**

SECTION P1

On behalf of our client, Taylor Wimpey Central London, the enclosed application is being submitted to provide details pursuant to Condition 25 of the above planning permission in relation to the first phase of development – Section P1.

The development permitted by planning permission 2013/3807/P is “*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*”.

Condition 25 states:

“Floorplans at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority on a Section by Section basis for every unit type prior to any superstructure work commencing on the relevant Section. The floorplans shall include:

- *Confirmation that all residential units hereby approved shall be constructed to Lifetime Homes standards.*
- *A wheelchair turning circle in both the living and dining rooms (if the dining room is separate to the living area) and in at least 1 bedroom; and*
- *A minimum space of 1200mm between units in kitchens.*

The development shall be carried out strictly in accordance with the details so approved and all approved inclusive design measures shall be implemented and operational prior to the first occupation of the relevant phase, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.”



Along with the requisite application form please find enclosed the following information which has been submitted online via the planning portal for approval:

- Floorplans prepared by Broadway Malyan.
- Letter from Broadway Malyan dated 14th August 2018 including confirmation that all residential units in P1 shall be constructed to Lifetime Homes standards.

A payment in £116 in respect of the application fee has been paid online on the planning portal via credit card.

We trust the enclosed information is acceptable to enable the partial discharge of Condition 25 in relation to Section P1. If you require further information, please contact Tom Hawkley of this office at the above address.

Yours sincerely,

DP9 Ltd

DP9 Ltd

Encls.