

Mr Jonathan McClue
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

4 April 2019
Planning Portal Ref: PP- 07697485

Dear Jonathan

Site address: Mount Pleasant – Land to West of Royal Mail Sorting Office Bounded by Phoenix Place, Mount Pleasant, Gough Street and Calthorpe Street, Camden WC1

Non-material amendment to Planning Permission 2013/3807/P, namely; amendments to internal layouts, rationalisation of cores and plant area, betterment to waste storage and collection, and amending folding doors to sliding doors in relation to Blocks B, C and D.

We (Taylor Wimpey Central London) enclose an application for a non-material amendment under Section 96a of the Town and Country Planning Act 1990, to planning permission 2013/3807/P.

The submission of this application follows detailed pre-application engagement with the London Borough of Camden where the changes were deemed as principally acceptable under a non-material amendment.

This application is accompanied by the following documents:

- Application form and certificates, signed and dated;
- Site Location Plan;
- Annotated consented versus proposed plans;
- Consented versus proposed accommodation and unit size schedule; and
- Clean copy of proposed plans (A1).

Payment of £234.00 in respect of the application fee has been made via the planning portal.

Context

Planning permission (ref. 2013/3807/P) was consented on 30 May 2013 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 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.”

Condition 2 of planning permission 2013/3807/P requires the development to be built out in accordance with the approved drawing list. The non-material amendments sought via this application have been accounted for on the drawings and therefore the drawings included within this condition are proposed to be updated.

Proposed amendment and justification

Full details of the amendments are included within Broadway Malyan's drawing pack. A summary of the changes is included below:

- Rationalisation of cores across Blocks B, C and D for structural considerations and M&E riser requirements;
- Introduction of a separate fire safety wall at Level 00 and 01 landing of Block D to protect the final escape exit for adjacent apartments;
- Optimisation of the internal arrangements of the residential apartments, both private and affordable;
- Re-configuration of residential apartments whilst maintaining unit mix;
- Minor corrections to consented scheme drawings following design development (results to units shown in table below)
- Rationalisation of plant areas, including reduction of water tank room and car park ventilation room and removal of rainwater and greywater recycling;
- Betterment to the waste storage and collection provision to meet Camden's latest planning guidance;
- Increase of back of house space as a result of rationalisation of cores and plant area;
- Relocation of entrance door of Block B/C entrance Lobby;
- Folding doors replaced with sliding doors on Blocks B, C and D.

We have provided further detail on the key amendments as follows.

Re-configuration of residential units

The re-configuration of the residential units does not amend the approved mix or decrease the unit sizes. The increase of the residential units better utilises redundant corridor space. For ease of assessment, we have included a table below which clearly demonstrates which units are being re-configured and which units are increasing in size.

Block / Level	Amendment to unit	Plan reference	Further comments
B / 00	1b2p replaced by 2b4p 2b4p replaced by 1b2p	A-P2-70-PL-00 A-P2-70-PL-00	Oversized 1 bed 2 person reduced from 87.2m ² to 56.2m ² creating a 31m ² residents' lounge. The revised 1b2p unit size is in line with London Plan standards.
B / 00	Increase of Type 2.3 unit (2b4p) by 8.8m ² by extending into communal corridor and correction to consented drawings	A-P2-70-PL-00	Detailed within the accommodation schedule.
B / 04	2b4p replaced by 3b6p	A-P2-70-PL-04	This retains the total of 3 bed units as x3, but allowing each to have x2 balconies.
C / 05	3b6p replaced by 2b4p	A-P2-70-PL-05	
C / 07	Increase of two 2b4p unit by 8.2m ² each by extending into communal corridor and correction to consented drawings	A-P2-70-PL-07	Detailed within the accommodation schedule.

B / 09	Increase of two 2b4p unit by 8.2m ² each by extending into communal corridor	A-P2-70-PL-09	Detailed within the accommodation schedule.
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The table above, as well as the accommodation schedule included within Broadway Malyan's drawing pack, demonstrates that the unit mix as consented remains the same. Although there is an area increase to five units across the scheme, the correction to the consented drawings results in there being a decrease of 0.8 Sqm (GIA) across the private blocks and a 0.6 Sqm (GIA) decrease across the affordable housing block. This is demonstrated on the accommodation schedule. To confirm, the changes proposed to do not alter the affordable housing mix or percentage.

Internal arrangements

As with most schemes across London, the detailed design stage seeks to improve the efficiency and quality of the internal spaces. The proposed internal amendments are all results of the detailed design stage and ultimately improve the standard of internal space provided.

The changes relate to swapping the kitchen and living space and the bedroom and bathroom. This does not amend the window position, the amount of window space each bedroom / living space has, or the entrance door location.

It is worth noting that the amendments are across the affordable and private blocks ensuring both are of the highest quality. We have sought the advice of a Registered Provider and taken account of all changes suggested. This includes amending the inward opening windows on the affordable block to sliding to allow for an increase in usable floor area. Also shower facilities, improvements to the kitchens layouts and internal partitions removed between dining room and kitchens have been included to improve the internal arrangements of the affordable block.

Cycling and waste storage

The table below includes a comparison of consented and proposed provisions of cycling and waste storage. It demonstrates that the proposals in the non-material amendment do not decrease the provision of supporting uses from what has been consented, and in some cases, increases the provision through detail design development.

Ancillary residential space	Consented	Proposed
<p>Bike storage</p> <p>As shown on plans: Consented – 1660/P2/P100 P02</p> <p>Proposed – A-P2-03-PL-00</p>	<p>1. Bike store, 79 sqm, 2 tier racks and 60No. bikes</p> <p>2. Bike store, 52.7 sqm, 2 tier racks and 60No. bikes</p> <p>3. Bike store, 33.8 sqm, 2 tier racks and 36No. bikes</p> <p>4. 7No. Sheffield stands at Square P</p> <p>5. 6No. Sheffield stands between Block B and C at Level 01</p> <p>6. 4No. Sheffield stands outside Calthorpe House</p>	<p>1. Same as consented</p> <p>2. Bike store, 58 sqm, 2 tier racks and 60No. bikes (increase of 7.3sqm)</p> <p>3. Bike store, 35 sqm, 2 tier racks and 36No. bikes (increase of 1.2 sqm)</p> <p>4. 7 Sheffield stands (6 relocated from podium level)</p> <p>5. Same as consented</p> <p>6. Same as consented</p>

Waste storage As shown on plans: Consented – 1660/P2/P100 P02 Proposed – A-P2-03- PL-00	<p>1. General refuse store, Block D, 17.4 sqm and Recycling store, Block D, 10.3 sqm</p> <p>2. General refuse store, Block C, 35.8 sqm and Recycling store, Block C, 16.5 sqm</p> <p>3. General refuse store, Block B, 33.7 sqm and Recycling store, Block B, 18.2 sqm</p>	<p>1. Refuse store, Block D, 30 sqm (increase of 2.3 sqm)</p> <p>2. Refuse store, Block C, 60 sqm (increase of 7.7 sqm)</p> <p>3. Refuse store, Block B, 72 sqm (increase of 20.1 sqm)</p> <p>4. Introduction of Bulky Waste Store for Block B,C and D, 25 sqm.</p> <p>5. Introduction of additional secure off-street storage at of refuse bins on collection days.</p>
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The betterment to the waste storage and collection (including the new refuse collection zone which was required by Camden's Waste Officer) provision to bring it in line with LB Camden's planning guidance 'CPG Design' Draft November 2018 is demonstration of our intent to provide high quality housing in the borough which is sustainable for the future. The refuse collection zone is the only elevational change included within the proposal, and even this is a very minor elevational change. This is demonstrated on the elevational drawings included within the drawing pack.

Plant and water strategy

In relation to the rationalisation of plant areas, the specific amendments are as follows:

- Substation and LV Switchroom amended to M&E requirements;
- Water tank room and car park ventilation room reduced to M&E requirements;
- Life safety room introduced to M&E requirements;
- Rainwater and greywater recycling as per approved Energy Strategy; and
- Car park ventilation room removed.

In accordance with the approved Energy Efficiency Plan and as per the agreed provision within Phase 1, the water strategy has been rationalised in line with detail design requirements.

Please see below for a drawing register of consented drawings and replacement drawings:

Drawing Title	Consented scheme	Proposed Scheme
Phoenix Place Phase 2 Level 0 +15.95 / +17.50 - Planning	1660_P2_P100 (Rev P01)	32875_4-A-P2-03-PL-00
Phoenix Place Phase 2 - Section 03	1660_P2_P301 (Rev P02)	32875_4-A-P2-04-PL-03
Phoenix Place Phase 2 - Elevation - North West	1660_P2_P203 (Rev P02)	32875_4-A-P2-05-PL-03
Phoenix Place Phase 2 Block B & C Level 00	1660_P2_P150 (Rev P01)	32875_4-A-P2-70-PL-00
Phoenix Place Phase 2 Block B & C Level 01	1660_P2_P150 (Rev P01)	32875_4-A-P2-70-PL-01
Phoenix Place Phase 2 Block B & C Level 02	1660_P2_P151 (Rev P01)	32875_4-A-P2-70-PL-02
Phoenix Place Phase 2 Block B & C Level 03	1660_P2_P152 (Rev P01)	32875_4-A-P2-70-PL-03
Phoenix Place Phase 2 Block B & C Level 04	1660_P2_P153 (Rev P01)	32875_4-A-P2-70-PL-04
Phoenix Place Phase 2 Block B & C Level 05	1660_P2_P154 (Rev P01)	32875_4-A-P2-70-PL-05
Phoenix Place Phase 2 Block B & C Level 06	1660_P2_P155 (Rev P01)	32875_4-A-P2-70-PL-06
Phoenix Place Phase 2 Block B & C Level 07	1660_P2_P156 (Rev P01)	32875_4-A-P2-70-PL-07
Phoenix Place Phase 2 Block B & C Level 08	1660_P2_00_P108 (Rev P02)	32875_4-A-P2-70-PL-08
Phoenix Place Phase 2 Block B & C Level 09	1660_P2_00_P109 (Rev P02)	32875_4-A-P2-70-PL-09
Phoenix Place Phase 2 Block B & C Level 10	1660_P2_00_P110 (Rev P02)	32875_4-A-P2-70-PL-10
Phoenix Place Phase 2 Block D Level 00 & 01	1660_P2_P160 (Rev P02)	32875_4-A-P2-D-70-PL-00

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Phoenix Place Phase 2 Block D Level 02 & 03	1660_P2_P161 (Rev P02)	32875_4-A-P2-D-70-PL-01
Phoenix Place Phase 2 Block D Level 04 & 05	1660_P2_P162 (Rev P02)	32875_4-A-P2-D-70-PL-02
Accommodation Schedule		32875_4-1807-001
NMA-1 Amendments Pack - Proposed vs Consented Drawings		32875_4-NMA-1 Amendments Pack

We trust enough information has been provided for your consideration.

However, please do not hesitate to contact Camille Soor (camille.soor@taylorwimpey.com Planning Manager) and Luke Dalton (luke.dalton@taylorwimpey.com Project Manager) should you have any questions.

Kind regards

Taylor Wimpey Central London