

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

26 June 2019  
Planning Portal Ref: PP- 07852470

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; introduction of a Health and Wellness Centre and relocation of cycle store.**

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 pre-application engagement with the London Borough of Camden.

The proposals included within this non-material amendment are centred around improving the current planning permission from a health and wellbeing perspective for future residents. The Greater London Authority and the London Borough of Camden both advocate and encourage developments to adopt design principles which provide residents with options to adopt a healthy lifestyle.

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:

- Introduction of a Health and Wellness Centre and associated plant space;
- Entrance lobby reconfigured and combined with Phase 1 concierge, to form a centralised concierge and management area;
- Correction to planning approved elevation drawing in relation to levels within the car park ventilation;
- Removal of steps to play area outside Block D and Block C to enable step free access/egress for all;
- Planters between Block C and Block D raised to allow increased planting depth adjacent to the residential façade;
- Removal of seven private car parking spaces;
- Introduction of an additional length of ramp to cater for the podium to Gough Street level differences. The introduced length has minimal visual impact from Gough Street; and
- Relocation of cycle store for Blocks B and C.

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

#### **Health and Wellness Centre**

We propose to include a Health and Wellbeing Centre within the basement of the development for use of private residents across the whole development. There will be an increase to the service charge attributed to the private residential homes. Due to the uplift in both running and management cost, the increased fee on the service charge has deemed to only be viable for the private residential units. There will be no public access to the Centre and the use will operate as ancillary to the residential.

The Health and Wellbeing Centre will include the following:

- Rectangular shaped pool (18m by 5m);
- Gym facility;
- Changing rooms;
- Sauna and steam rooms;
- Treatment room;
- Reception lobby for front of house staff; and
- Back of house area – staff WC and kitchenette.

There will be a requirement for three part-time/full-time Health and Wellbeing Centre employees.

The bike store for Blocks B and C is relocated to a centralised location within the site. It benefits from level access and two entrance points: one from Square P and the other from the Phoenix Place which utilises the shared car and cycle ramp. It is 110sqm in size and provides space for 120 bikes. This is in accordance with the provision provided within the consent.

The bulky waste storage has been relocated to within the basement under Block D at a depth of 14.5m equating to 1.5m below the consented basement slab. To reduce the overall additional dig the basement slab has been raised by 0.15m following the reduction of the oversized service runs under the podium slabs.

Residents would organise collection of their bulky waste with the management company and the management team will take the bulky waste to the secure store for collection. Therefore, by having this use within the basement it allows the upper floors to be used for ancillary services which will be accessible by residents such as the bike store and refuse store.

The refuse store for Block C is relocated so it is closer to the refuse store for Block B. Consolidating these ancillary uses into a central space makes for more efficient refuse collection whilst providing a better standard of refuse provision, in line with Camden Planning Guidance 'CPG Design' Draft November 2018, Section 8.

The introduction of the Health and Wellbeing Centre would result in only a two-week addition to the construction programme.

#### Play area

The play area between Blocks B and C is currently designed with steps and a ramp down into the central play space. We propose to amend this to accommodate step free access enabling safer access and egress for all young children playing and avoiding causing injury around the play area.

To accommodate this the podium slab has been raised to +20.45 throughout with an access ramp returning on itself within the development adjacent to Gough Street. The introduction of the internal ramp is not visible from the Gough Street elevation. In addition to this, the planters have been raised to allow for a deeper planting depth. This has not had an impact on the daylight sunlight requirements for the podium levels.

#### Parking provision

The proposals include the removal of seven car parking spaces and the relocation of six disabled car park spaces as previously supported by the Council. The six disabled parking spaces are retained and have been orientated to 90 degrees to the consented scheme to aid natural ventilation through the podium slab and easier vehicular access.

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

Drawing Title	Consented scheme	Proposed Scheme
Phoenix Place Phase 2 Level 00 +15.95 - Planning	32875_4-A-P2-03-PL-00	32875_4-A-P2-03-PL2-B1
Phoenix Place Phase 2 Level 00 +17.50 - Planning	32875_4-A-P2-03-PL-00	32875_4-A-P2-03-PL2-00
Phoenix Place Phase 2 Level 01 +20.45 / +20.935 - Planning	32875_4-A-P2-03-PL-01	32875_4-A-P2-03-PL2-01
Phoenix Place Phase 2 - Section 02	1660_P2_P300 (Rev P02)	32875_4-A-P2-04-PL2-02
Phoenix Place Phase 2 - Section 03	32875_4-A-P2-04-PL-03	32875_4-A-P2-04-PL2-03
Phoenix Place Phase 2 - Section 05	1660_P2_P302 (Rev P02)	32875_4-A-P2-04-PL2-05
Phoenix Place Phase 2 - Elevation - South West (Gough Street)	1660_P2_P200 (Rev P02)	32875_4-A-P2-05-PL2-00
Phoenix Place Phase 2 - Elevation - North West	32875_4-A-P2-05-PL-03	32875_4-A-P2-05-PL2-03

We trust enough information has been provided for your consideration.

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

Kind regards

Taylor Wimpey Central London