

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

31 January 2020
Planning Portal Ref: PP-08447892

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; amendment to condition wording to allow phased discharge.

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 changes included within this non-material amendment application are seeking to update the condition wording to allow the conditions to be discharged within the agreed phasing strategy discharged under condition 3 and condition 4 of planning permission 2013/3807/P.

This application is accompanied by the following documents:

- Application form and certificates, signed and dated;
- Site Location Plan; and
- Schedule of amended conditions.

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 3 and Condition 4 attached to planning permission 2013/3807/P requires the discharge of phasing and section plans. To allow the conditions to be discharged in a phased sequence this amendment is seeking to amend the wording of several conditions.

Proposed amendment and justification

The proposed amendments are included within the proposed attached 'Schedule of Amended Conditions'. This is to allow phased occupation and/or section by section, in accordance with the approved phased/handover plans under condition 3 and 4.

The amendments have been agreed in principle with the London Borough of Camden and therefore a non-material amendment is submitted to formalise the amendment.

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) should you have any questions.

Kind regards

Taylor Wimpey Central London