

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

12 February 2020
Planning Portal Ref: PP- 08266980

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
Full planning application for 1 bed, 1 person unit on Level 6 of Phase 1.**

We (Taylor Wimpey Central London) enclose a full planning application under the Town and Country Planning Act 1990 for the following description of development:

“Conversion of residential amenity space to a one-bedroom, one-person residential unit (c3).”

The submission of this application follows pre-application engagement with the London Borough of Camden.

We are of the view that the unit is substantially complete with the erection of the party walls floor slabs being complete and therefore it is appropriate for us to submit a full planning application for the change of use.

As well as this Planning Cover Letter, this application is accompanied by the following documents:

- Application form and certificates, signed and dated;
- Site Location Plan;
- CIL Form;
- Existing and Proposed Comparison Document;
- Existing plans (ref. 32875-P-03-006-P04); and
- Proposed plans (ref. 32875-P-03-006-P05, and ref. 32875-P-70-006-P01).

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.”

This planning permission has been implemented and we are currently building Phase 1 of the development which sits within the London Borough of Camden.

As part of this development we are providing a mix of residential units which is supported by a suite of residential amenities. This includes, a health and wellness centre, a gym, a resident's lounge and outdoor space.

There is also an unspecified amenity area on Level 6 of Phase 1 along Phoenix Place. It is located next to a 3b5p unit and a 1b2p unit. It is also located next to a stairwell and access point to the green roof (for maintenance purposes only).

Proposal

The amenity space on Level 6 does not have an identified use and with the suite of other ancillary residential uses we do not consider it is entirely necessary. In addition to this, its location of Level 6 at the end of a corridor next to two residential units and a stairwell, does not lend itself to being the most accessible space.

We therefore propose to change the use of the ancillary residential amenity space to a 1b1p unit.

Planning Justification

Our planning assessment has taken account of the Development Plan which includes Camden Local Plan 2017.

The relevant policies have been addressed below.

Policy G1 (Delivery and location of growth)

Policy G1 states that the "Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden". This policy sets out various measures to achieve this growth which the Proposed Development complies with including:

- "Supporting development that makes best use of its site": the site is in a highly accessible area and when complete will deliver a residential led mixed use development. A new residential unit is compatible with the scheme. The currently consented internal amenity space is poorly located on the top floor of this part of the scheme next to residential units. There is a variety of high quality external residential amenity space, both shared and private, across the scheme, as well as internal amenity space including a swimming pool and residents' lounge.
- "Resisting development that makes inefficient use of Camden's limited land": the Proposed Development optimises the efficient use of the site by providing an additional new home for the Borough through occupying built form that is not required for any other purpose or use.

Policy H1 Maximising housing supply

This policy states "We will seek to exceed the target for additional homes, particularly self-contained homes by... (d) where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site." The Proposed Development identifies a potentially underused area of the overall scheme which can benefit from a change of use to provide a new home for the Borough.

Policy H4 Maximising the supply of affordable housing

This policy states that affordable housing targets are based on an assessment that 100 sqm GIA of residential floorspace is generally considered to create capacity for one home. The Proposed Development has a GIA of 46.5 sqm. Policy H4 further states that "where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing". It is proposed that any additional uplift in viability through delivery of the Proposed

Development would be captured in the Viability Review 2 (VR2) which accompanies the base consent of the scheme, thereby complying with this policy.

Policy H6 Housing choice and mix

This policy promotes high quality accessible homes including a diverse range of housing products. The current scheme includes a range of housing types and sizes. Phoenix Place comprises: 87 3-bedroom apartments; 163 2-bedroom apartments; and 88 1-bedroom apartments. Provision of an additional 1-bedroom apartment will vary the mix to 1% 1-bedroom homes. The proposed new home meets the emerging London Plan Table 3.1 'Minimum internal space standards for new dwellings' requirement for a one bedroom 1-person new dwelling of 39 sqm.

Policy H7 Large and small homes

The Council seeks to secure a range of homes of different sizes through this policy. One of the criteria is "the character of the development, the site and the area, including the impact of the mix on child density". The Proposed Development for a one bed apartment is suited to the development, site and highly accessible location as the home of one person and will not impact on child density.

Policy A1 Managing the impact of development

This policy states that the "Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity". The Proposed Development will improve the amenity of surrounding residential floorspace by creating a compatible new residential unit rather than poorly positioned not readily accessible shared amenity space. No negative impact will be created on neighbouring residential occupiers' outlook, daylight, sunlight or overshadowing.

Policy D1 Design

This policy states that the "Council will seek to secure high quality design in development." The measures set out include respecting the local context and character and integration of new development. The Proposed Development will fully integrate within the scheme and complement the existing residential led mixed use development and no external changes are proposed as part of this application.

Conclusion

We are pleased to submit a full planning application for the conversion of the ancillary residential amenity space on Level 6 to a one bed, one-person residential unit.

It has been demonstrated that the Development Proposal is in accordance with the Development Plan and therefore should be granted full planning permission.

We trust enough information has been provided for your consideration.

However, please do not hesitate to contact Camille Soor [redacted] (Planning Manager) and Stuart Blakley [redacted] (Head of Planning) should you have any questions.

Kind regards

Taylor Wimpey Central London