

Application ref: 2020/0921/P  
Contact: Jonathan McClue  
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Date: 16 March 2020

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Mrs Camille Soor  
20 Air Street  
London  
W1B 5AN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place  
Mount Pleasant  
Gough Street & Calthorpe St. Camden WC1.**

Proposal: Amendment of Conditions 5 (Archaeology); 9 (SUDS); 11 (Sound Insulation); 19 (cycle store); 20 (waste storage), to allow the details to be submitted prior to the relevant handover phase of the development, to planning permission 2013/3807/P granted on 30th March 2015 (as amended by 2018/0817/P dated 01/05/2018 and 2018/1054/P dated 12/04/2018) by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace).

Drawing Nos: Covering letter dated 31/01/2020; Proposed amendments to condition wording dated 23/01/2020.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.5 (Archaeology) of planning permission 2013/3807/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 5**

No development shall take place until the applicant (or their heirs and successors in title) has:

A) Secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority in writing.

The archaeological investigation shall thereafter be carried out in accordance with the approved Written Scheme of Investigation approved under Part (a)

B) Each handover phase of the development hereby approved as identified in the Section/Phasing Plans approved under Conditions 3 and 4, shall not be occupied until a site investigation and post investigation assessment has been completed for handover phase of the relevant Section in accordance with the programme set out in the approved Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results. In the interests of protecting archaeological remains in accordance with policy 7.8 of the London Plan (Consolidated with Alterations since 2011), policy CS14 of the London Borough of Camden Core Strategy 2010 and policy DP26 of the London Borough of Camden Development Policies 2010.

For the purposes of this decision, condition no.9 (SUDS) of planning permission 2013/3807/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 9

Superstructure works on the relevant Section shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) prepared by Waterman Transport and Development, presented in Appendix 14.1 of the Environmental Statement, dated April 2013, has been submitted to and approved in writing by the Local Planning Authority. The scheme for each handover phase of the development hereby approved as identified in the Section/Phasing Plans approved under Conditions 3 and 4 shall subsequently be implemented in accordance with the approved details prior to practical completion of the handover phase of the relevant Section, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The run-off from the site should be reduced to no more than 71 l/s for the 1 in 100 year storm event.

This Condition can be discharged on a Section by Section basis.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy 5.13 of the London Plan (Consolidated with Alterations since 2011), policy CS13 of the London Borough of Camden Core Strategy 2010 and policy DP23 of the London Borough of Camden Development Policies 2010.

For the purposes of this decision, condition no. 11 (Sound Insulation) of planning

permission 2013/3807/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 11

Full particulars and details of a scheme for sound insulation between the commercial and residential uses of blocks A & C shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on that part of the development.

The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved. The measures shall be implemented prior to the first occupation of each handover phase of the development hereby approved as identified in the Section/Phasing Plans approved under Conditions 3 and 4, in so far as they relate to that handover phase. The measures, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: to ensure an appropriate internal residential environment and to protect the amenities of the occupiers of the residential accommodation in accordance with policy 7.15 of the London (Consolidated with Alterations since 2011) and policy DP28 of the London Borough of Camden Development Policies 2010.

For the purposes of this decision, condition no. 19 (cycle store) of planning permission 2013/3807/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 19

Details of the layout, design and appearance of the bicycle storage areas shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on the relevant Section. The provision shall comprise at least 275 residential occupier cycle spaces with the southern Section comprising building A and at least 156 residential occupier cycle spaces with the northern Section comprising buildings B, C & D, 36 residential visitor spaces and 7 commercial occupier spaces) shown on the approved drawings as set out in condition 2 above, and end of trip cyclist facilities.

The approved cycle storage / facilities shall be provided in full for each handover phase within each Section prior to the first occupation of the relevant handover phase, as identified on the Section/Phasing Plans approved under Conditions 3 and 4 and thereafter retained, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy 6.9 of the London Plan (Consolidated with Alterations since 2011), policy CS11 of the London Borough of Camden Core Strategy 2010 and policy DP17 of the London Borough of Camden Development Policies 2010.

For the purposes of this decision, condition no. 20 (waste storage) of planning permission 2013/3807/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 20

Before development on the relevant Section commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Local Planning Authority. The details shall include the layout, design and appearance (shown in context) of the dedicated refuse / recycling enclosure(s).

The development shall be carried out and operated strictly in accordance with the details and waste management strategy so approved. The physical enclosures shall be provided/erected prior to the first occupation of each handover phase within that Section as identified on the Section/Phasing Plans approved under Conditions 3 and 4, in so far as they relate to that handover phase. The enclosures and shall be maintained as such thereafter.

This condition can be discharged on a Section by Section basis.

Reason: To ensure the necessary physical waste storage to support the development in accordance with policy 5.16 of the London Plan (Consolidated with Alterations since 2011), policies CS5, CS7 and CS18 of the London Borough of Camden Core Strategy 2010 and policies DP12, DP26, DP28 of the London Borough of Camden Development Policies 2010.

Informative(s):

1 Reason for granting approval:

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. 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.

Overall, the changes are considered to be non-material as the details would still be submitted, considered and discharged however the timing would change to accord with the various parts of the development.

2 You are advised that this decision relates only to amending the phasing for discharge of information relating to conditions 5 (Archaeology); 9 (SUDS); 11 (Sound Insulation); 19 (cycle store); 20 (waste storage) and shall only be read in the context of the substantive permission granted under reference number 2013/3807/P and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered below the closing. The signature is fluid and cursive.

Daniel Pope  
Chief Planning Officer

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