

7th April 2020



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Dear Jonathan,

LAND TO WEST OF ROYAL MAIL SORTING OFFICE BOUNDED BY PHOENIX PLACE, MOUNT PLEASANT, GOUGH STREET & CLATHORPE ST. CAMDEN WC1

APPLICATION FOR APPROVAL OF DETAILS PURSUANT TO CONDITION 12 PARTS B, D, E, G, H AND I OF PLANNING PERMISSION REF. 2013/3807/P (AS AMENDED)

PHASE 1/SECTION P1

On behalf of our client, Taylor Wimpey Central London, we hereby submit an application for the discharge of Condition 12 Parts B, D, E, G, H and I of planning permission 2013/3807/P (as amended) for Phase 1.

The application has been submitted via the Planning Portal and the fee of £116 has been paid online.

Condition 12 states:

“Details of facing materials including samples shall be submitted to and approved in writing by the Local Planning Authority on a Section by Section basis prior to any super structure works commencing on that Section. The details and samples shall include:

- a) 1:50 elevations of all entrances (residential, office, flexible uses) to include doors, sections, elevational and threshold treatments, all to be shown in context and to a scale of 1:50*
- b) brickwork including buff, red and brown coloured with varied mortar colours (including brick panels and mortar courses)*
- c) cladding panels*
- d) window treatment (including sections and reveals)*
- e) roofing materials*
- f) louvered treatment to substations*
- g) glazing*
- h) balustrade treatment (including sections)*
- i) any other materials to be used*

An elevational mock-up of external materials to be used in blocks A, B, C and D shall be erected on site and shall be approved in writing by the Local Planning Authority prior to any works commencing on blocks A, B, C or D”

Details of materials for Phase 1 have already been approved under Parts B, C, D and F (ref. 2019/2455). This application provides the remaining partial details required for Parts B and D and provides full details for parts E, G, H and I.”

Accordingly, we enclose the following for approval pursuant to parts B, D, E, G, H and I in relation to Phase 1 of the development (a.k.a Block A):



- Report prepared by Broadway Malyan entitled 'Phoenix Place, Mount Pleasant – Phase 1 (Block A) – April 2020.
- Appendix A which details the locations of the balcony divider screens incorporated in the development (with the exception of those at roof level, which will be applied for under Condition 16 'Roof Level Structures').

Details of the following materials are provided in the aforementioned documents for which approval is sought under this application:

- Part B – Brick Vents
- Part D – Window Treatment – Spandrel Louvre
- Part E – Roofing – Brickwork Parapet Copings
- Part G – Glazing – Winter Gardens (Gough St / Walk / Courtyard)
- Part G – Glazing – Curtain Wall
- Part G – Glazing – Bi Fold System
- Part H – Balustrade – Balcony Railings Street Facing Elevations
- Part H – Balustrade – Brick Balcony Railing Street Facing
- Part H – Balustrade – Street Facing Juliet Railings
- Part H – Balustrade – Courtyard Facing Juliet Railings
- Part I – Moleanos Limestone for Mount Pleasant Frontage
- Part I – Balcony Divider Screens

The materials have been selected following comprehensive pre-application discussions with London Borough of Camden Planning, Design and Conservation Officers, including a meeting held 5th February 2020.

Full details have now been provided for Parts B to H in respect of Phase 1. Further details of the remaining materials for Phase 1 will be submitted in due course under Part I as well as a submission to meet Part A. Other than the metal copings illustrated in the submission material, it is intended that all roof finishes will be covered in the submission made under Condition 16 which secures details of roof level structures and we welcome Officer's comments on the acceptability of this approach.

The materials/elements and mock-up in relation to Phase 2 will be provided at a later date in order to enable the fully discharge the condition.

We trust that the details submitted are sufficient to secure partial discharge of Condition 12 for Phase 1 of Parts B (partial), D (partial), E (in full), G (in full), H (in full) and I (partial)., Should you have any queries please do not hesitate to contact Tom Hawkley of this office.

Yours sincerely,

DP9 Ltd

Encs.