

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

6 April 2020
Planning Portal Ref: PP-08615890

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
Updated details to re-discharge Condition 20 of Planning Permission 2013/3807/P (Phase 2).**

We (Taylor Wimpey Central London) enclose an application to re-discharge Condition 20 (Waste Storage Details) of planning permission 2013/3807/P (Phase 2).

Planning permission 2013/3807/P permits the following:

“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 38,724sqm (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”.

The development is being constructed in two Phases.

Condition 20 states:

“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 any residential or commercial unit within that Section and shall be maintained as such thereafter.

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

Details for Phase 1 and Phase 2 have already been approved under condition references 2018/2192/P and 2018/4827/P respectively. Since the original discharge we submitted, and Camden approved non-material amendments under reference 2019/3364/P. The updated Refuse Strategy takes account of the changes approved under the NMA.

The changes can be summarised as follows:

Difference with Stage 3 (RevG): (23.10.2019)

- Bulky waste store re-located from basement level (below Block D) to carpark level (adjacent to Block B & C Bin Stores);
- Confirmation that the electric tug will be made available for Bulky Waste;
- Provision at street edge secure collection zone for commercial waste amended from [1no. 1100L bin] to [2no. 500L bins]; and
- Updated Refuse Schedule – number of residential units & mix consistent between both, as well as number of bins. The change being in the location of one 2bed / 3bed units swapped between Block B & C).

Along with the application form please find enclosed the following information which has been submitted online via the planning portal for approval:

- Refuse Strategy prepared by Broadway Malyan.

A payment of £116 in respect of the application fee and £20 in respect of the planning portal fee has been made online via the planning portal.

We trust enough information has been provided for the re-discharge of Condition 20 in relation to Phase 2.

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