

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

26 March 2020
Planning Portal Ref: PP-08616021

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
Details to discharge Condition 16 of Planning Permission 2013/3807/P (Phase 2).**

We (Taylor Wimpey Central London) enclose an application to discharge Condition 16 (Roof Level Structures) 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 16 states:

“Prior to superstructure work commencing on the relevant Section, details of any roof-level structures (including lift over-runs, flues/extracts and photovoltaic panels) shall be submitted to and approved in writing by the Local Planning Authority on a section by section basis.

The details shall include a justification for the height and size of the roof-level structures, their location, height above parapet, specifications and cladding.

The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority. No roof-level structures shall be installed other than those approved.”

We have provided plans, elevations and sections which demonstrate the roof level structures proposed, including lift over-runs, flues/extracts and PV panels. Through detailed design of the condition we are also proposing a reduction in roof terrace plant space from both Block B and Block C.

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

- Roof Level Structures Pack and Drawings by Broadway Malyan.

A payment of £116 in respect of the application fee and £25 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 16 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