

Application ref: 2020/3306/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
Date: 21 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Nicholas Linford
Development Management Service
Planning and Development
PO Box 3333
222 Upper Street
LONDON N1 1YA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
Mount Pleasant
Calthorpe Street
London
EC1A 1BB

DECISION

Proposal:

Section 73 application for the variation of Condition 2 (approved plans and documents), condition 43 (Water consumption) and Condition 56 (floorspace figures) of planning permission Ref: P2013/1423/FUL dated 31/03/2015 for the Comprehensive redevelopment of the site following the demolition of existing buildings & structures to construct six new buildings ranging from 3 to 12 storeys in height to provide 37,421sqm (GIA) of residential floorspace (336 dwellings) (Class C3), 4,260sqm (GIA) of office floorspace (Class B1), 1,300sqm (GIA) of flexible retail & community floorspace, (Classes A1, A2, A3, D1 and D2) with associated energy centre, waste and storage areas, vehicle (65 spaces) & cycle parking (523 spaces), hard & soft landscaping to provide public (approx 5,124sqm) & private areas open space, alterations to the public highway & construction of a new dedicated vehicle ramp to basement level to service Royal Mail operations, construction of an acoustic roof deck over the existing service yard (encloses 14,150sqm at basement &

ground floor levels) & all other necessary excavation & enabling works. The variations of condition 2 seek to facilitate level terrace access, alterations to the basement, installation of new roofplant, alterations to materials, conversion of duplex apartments to lateral apartments and enlargement of commercial unit footprint. The application also proposes the variation of condition 43 to increase the limitation on per/person per/day water consumption. The application also proposes the amendment of the floorspace figures in condition 56 to reflect the increase in the footprint of the commercial units.

Drawing Nos: Drawings and documents as submitted to Islington, including Consented and Proposed Drawings Comparison document dated 05/06/2020.

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

1 Reasons for no objection

The proposal is a section 73 application for the variation of a number of planning conditions, most notably the approved plans and documents to make minor material amendments to the approved scheme. The host application is a large major regeneration project (the Royal Mail site at Mount Pleasant) that spans the boundaries of Camden and Islington. Overall the changes which are set out in this submission to Islington are relatively minor in the context of the whole scheme and would not directly impact on Camden. Changes include facilitating level terrace access, alterations to the basement, installation of new roof plant, alterations to materials, conversion of duplex apartments to lateral apartments and enlargement of commercial unit footprint.

These amendments are not of a strategic nature. The proposed amendments are unlikely to impact on the design or amenity of residents within Camden. The application should be determined in compliance with the London Borough of Islington's planning policies.

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

Director of Economy, Regeneration and Investment