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**FAO: Jonathan McClue**

19 August 2020

**Our ref: NJB/SAWE/SNE/U0014114**

Dear Sir

**Land to the west of Royal Mail Sorting Office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe Street, Camden WC1**  
**Submission of Approval of Details Reserved by Condition to discharge Condition 14 pursuant to planning permission Ref. 2013/3807/P**

We write on behalf of our client, Taylor Wimpey Central London, to submit the enclosed documents to formally discharge Condition 14 pursuant to planning permission reference 2013/3807/P, dated 30 March 2015 at Land to the west of Royal Mail Sorting Office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe Street, Camden WC1.

### **Background**

Full planning permission was granted at the Site under application reference 2013/3807/P on 30 March 2015 for the:

**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 38,724 sq.m. (GIA) of residential floorspace (345 dwellings) (Class C3), 823 sq.m. (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 car parking (431 residential spaces) hard and soft landscaping to provide public and private areas of open spaces, alterations to the public highway and all other necessary excavation and enabling works.**

A non-material amendment to that permission was granted on 12 April 2018 under application reference 2018/1054/P for the following:

**"Amendment of Condition 14 (treatment of Phoenix Place), to allow the details to be preliminary rather than full and to not require details of the TfL quietway, to planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority**

**(for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated works (summary)). "**

A subsequent non-material amendment to the main permission was granted on 31 May 2019 under application reference 2019/1931/P for the following:

**"Amendment of planning condition 2 (Approved Plans list) of planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, flexible retail and community floorspace and associated works), namely to allow amendments to internal layouts, rationalisation of cores and plant area, improvement to waste storage and collection, and replacing folding doors by sliding doors in relation to Blocks B, C and D."**

A further non-material amendment to the main permission was granted on 06 August 2019 under application reference 2019/3364/P for the following:

**"Amendment of planning condition 2 (Approved Plans list) of planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, flexible retail and community floorspace and associated works), namely to allow the introduction of a Health and Wellness Centre (for residents of the development only) and associated plant space; removal of steps to play area; removal of seven private car parking spaces; additional length of ramp; relocation of cycle stores and waste storage and changes to podium and basement slabs."**

An additional non-material amended to the main permission is current under determination under application reference 2020/3333/P for the following:

**"Amendment of planning condition 2 (approved plans), to update relevant drawing numbers, to planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, flexible retail and community floorspace and associated works (summary)). THE CHANGES to the approved scheme include updates to entrance door design; introduction of louvred spandrel panels; updates to A6 main entrance doors and to Level 04 terrace fenestration/doors."**

#### **Condition 14 – Phoenix Place Treatment**

Condition 14 (as amended by 2018/1054/P) states:

**"Notwithstanding the approved plans, no super-structure works on any Section shall take place until preliminary details of the revised treatment of Phoenix Place (the road) have been submitted to and approved by the Local Planning Authority. Such details shall include section plans, inclusive design assessment, materials, planting, and street furniture. The information submitted shall accord with or be reflected in the equivalent details included**

**within landscaping plans, lighting strategy details and CCTV/Security Lighting details to be discharged by condition.”**

Following pre-application discussions on 18 August 2020 with LBC Planning and Highways Officers, please find enclosed the Phoenix Place Preliminary Design Plans and Specification, prepared by SWECO.

The abovementioned documents were submitted to discharge the S106 Obligation Schedule 5, Part 5, Clause 1.2 of the approved S106 Agreement relating to the Phoenix Place Highway Treatment Works. It has been agreed with officers that these documents would be sufficient to discharge Condition 14 and have therefore been submitted as such.

### **Documentation**

The submission comprises of the following documents:

- a) Cover Letter (this document);
- b) Phoenix Place Preliminary Design Plans (Refs: 119508-TP-MP-0003-1 Rev. 0A & 119508-TP-MP-0003-2 Rev. 0A), prepared by SWECO; and
- c) Materials Specification Sheet, prepared by SWECO.

We trust that we have provided all the material required for the discharge of the planning condition. In the meantime should you have any queries regarding this submission please contact Sam Wells (0203 486 3794) or Sam Neal (0203 486 3312) of this office.

Yours faithfully



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