

29th September 2020



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

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

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 CONDITIONS 13, 19 AND 29 OF PERMISSION REF. 2013/3807/P (AS AMENDED)

PHASE 1 AND SQUARE P

On behalf of our client, Taylor Wimpey Central London, we hereby submit an application for the discharge of Conditions 23 and 24 of planning permission 2013/3807/P (as amended) for Phase 1 and Square P. The application has been submitted via the Planning Portal and the fee of £116 has been paid online.

Condition 23 relates to lighting details and states:

“Prior to the commencement of superstructure works within the relevant Section, full details of a lighting strategy, to include information about potential ecological impacts, relating to the relevant Area, shall be submitted to, and approved in writing by the Local Planning Authority. The approved lighting strategy relating to the relevant Area shall thereafter be fully implemented prior to the first occupation of accommodation within that Area”

We enclose an External Lighting Strategy Report prepared by **SVM** detailing the lighting for Phase 1 and Square P to satisfy these requirements.

Condition 24 relates to CCTV and security lighting details and states:

“Details of Secured by Design accreditation for all dwellings, and details of site-wide general security measures, proposed in accordance with the recommendations of the Crime Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of superstructure works to the relevant Section. The details shall relate to:

- (a) Closed Circuit TV;*
- (b) General lighting (as approved under Condition 23 (Sic))*
- (c) Security lighting;*
- (d) 24-hour security guard and alarm facilities;*
- (e) Security of all entrance doors;*
- (f) Any other security features adopted on site, including bin stores and cycle stores.*

The details shall include the location and full specification of: all lamps/luminaries; support structures; light levels/spill; cameras (detailing view paths); lamps and support structures. The details shall accord with or be reflected in the equivalent details included within landscaping details and lighting strategy (ecological impact) to be discharged by condition.



The general security measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

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

We enclose the following to meet these requirements for Phase 1 and Square P:

- BMA Access Strategy report that describes the access control strategy employed throughout the development. The systems employed allow secure the development to a high standard avoiding the need for a 24-hour security guard, however there will be a staffed concierge desk for residents during normal working hours. – **BMA** - MP1-BMA-ALL-SL-REP-A31-912011.
- Layout plan drawings illustrating the CCTV positions and operational access control systems employed for pedestrian and vehicular access – **Cilantro** - MP1 CIL ALL LG GA 4.04 963202,4,6 & 7.
- For the general lighting and security lighting please refer to C.23 submission. **SVM** - External Lighting Strategy report.
- Datasheets to illustrate the equipment used for the CCTV system – **Cilantro Data sheet** - Dome CCTV Camera 4MP WDR IR datasheet.
- A letter of comfort from the local “Designing out Crime” Officer confirming the development is on track to be awarded the Secured By Design Silver Award certification once the development is completed - **Jim Cope** - SBD Letter of Comfort - dated 28/8/20.

We trust that the details submitted are sufficient to secure the partial discharge of Conditions 23 and 24 for Phase 1 and Square P. As per our recent discussions these conditions are programme critical and the Applicant would be grateful if they could be prioritised in line with the Post Approval Agreement.

Should you have any queries please contact Tom Hawkley of this office.

Yours sincerely,

DP9 Ltd

Encs.