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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 37 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 37 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 37 – Temporary Marketing Suite

Condition 37 states:

"Details of any temporary marketing suite shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on such temporary site. The temporary marketing suite shall then be provided in accordance with the details so approved prior to its occupation."

The temporary marketing suite shall be operational for no longer than 5 years unless otherwise agreed in writing by the Local Planning Authority and on cessation of its use as a marketing suite shall revert to the use hereby approved for the relevant floorspace and shall remain as such thereafter unless express planning permission is obtained for a change of use.”

Following pre-application discussions with LBC Planning Officers, please find enclosed the Planning Drawings, prepared by Spot This Space. These drawings provide details in relation to the proposed temporary marketing suite and associated café which will allow access through to the proposed suite.

Documentation

The submission comprises of the following documents:

- a) Cover Letter (this document); and
- b) Proposed Planning Drawings, prepared by Spot This Space.

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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