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Our ref: NJB/SAWE/SNE/KAT/U0015166

Your ref: PP-09365266

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 Conditions 9, 18, 19, 29 and 33 pursuant to planning permission Ref. 2013/3807/P

We write on behalf of our client, McAleer & Rushe Contracts UK, to submit the enclosed documents to formally discharge Conditions 9, 18, 19, 29 and 33 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 was granted on 21 August 2020 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.”

Conditions for Discharge

The Applicant is seeking to discharge the following conditions attached to the aforementioned planning permission (ref. 2013/3807/P). The discharge of these conditions is in relation to Phase 2, these conditions are worded as follows:

Condition 9 - SUDS

“Development shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) prepared by Waterman Transport and Development, presented in Appendix 14.1 of the Environmental Statement, dated April 2013, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to practical completion, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The run-off from the site should be reduced to no more than 71 l/s for the 1 in 100 year storm event.”

Details relating to Phase 1 were previously discharged under application ref. 2018/5448/P. The submitted documentation provides details with regards to Phase 2 and therefore seeks to fully discharge this condition.

Condition 18- Sound Insulation (glazing)

“Prior to superstructure work commencing on the relevant Section, a scheme setting out the 'glazing sound insulation performance' for each octave band centre frequency, to demonstrate that 'good' to reasonable internal noise levels (BSB233) will be achieved shall be submitted to and discharged in writing by the Local Planning Authority. The assessment shall address predicted temporary and permanent noise levels generated from the sorting office and the Calthorpe Street development site.

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

Details relating to Phase 1 were previously discharged under application ref. 2019/0498/P. The submitted documentation provides details with regards to Phase 2 and therefore seeks to fully discharge this condition.

Condition 19 – Cycle Storage/ Facilities (full details)

“Details of the layout, design and appearance of the bicycle storage areas shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on the relevant Section. The provision shall comprise at least 275 residential occupier cycle spaces with the southern Section comprising building A and at least 156 residential occupier cycle spaces with the northern Section comprising buildings B, C & D, 36 residential visitor spaces and 7 commercial occupier spaces) shown on the approved drawings as set out in condition 2 above, and end of trip cyclist facilities. The approved cycle storage / facilities shall be provided in full within each Section prior to the first occupation of the relevant use within that Section, and thereafter retained, unless otherwise approved in writing by the Local Planning Authority.”

Details relating to Phase 1 were previously discharged under application ref. 2019/0693/P. The submitted documentation provides details with regards to Phase 2 and therefore seeks to fully discharge this condition.

Condition 29 – Playspace

“Details of all playspaces including drawings and specification of the proposed play equipment shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The development shall be carried out strictly in accordance with the details so approved prior to the first occupation of the relevant section, and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

The Condition can be discharged on a Section by Section basis.”

The submitted details seek to fully discharge this condition.

Condition 33- Doors on highway

“Details of doors or gates and means of escape fronting the highway shall be submitted to and approved by the Local Planning Authority prior to the commencement of any superstructure works. Except where approved herein no other doors or gates shall open over or across footways, carriageways and public rights of way.

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

Details relating to Phase 1 were previously discharged under application ref.2019/0594/P. The submitted documentation provides details with regards to Phase 2 and therefore seeks to fully discharge this condition.

Application Documentation

In accordance with the validation requirements of Council, we enclose the following documentation to discharge these conditions:

Condition 9- SUDS

- i. Completed approval of details application form (ref. PP-09365266) (dated 02/01/2021), prepared by Gerald Eve LLP;
- ii. Below Ground Drainage Rev T04, prepared by IESIS Structures
- iii. Below Ground Drainage Details Rev T04 Sheet 1 of 2
- iv. Below Ground Drainage Details Rev T04 Sheet 2 of 2
- v. External Levels, Level 00 +15.95/+17.500 Rev T03, prepared by IESIS Structures
- vi. External Levels Level 01 Rev T03, prepared by IESIS Structures

Condition 18 – Sound Insulation (glazing)

- i. Completed approval of details application form (ref. PP-09365266) (dated 02/01/2021), prepared by Gerald Eve LLP;
- ii. Discharge of Condition 18, prepared by Cass Allen

Condition 19- Cycle Storage/ Facilities (full details)

- i. Completed approval of details application form (ref. PP-09365266) (dated 02/01/2021), prepared by Gerald Eve LLP;
- ii. Cycle Storage Facility, prepared by Ryder Architecture Limited

Condition 29- Playspace

- i. Completed approval of details application form (ref. PP-09365266) (dated 02/01/2021), prepared by Gerald Eve LLP;
- ii. Play Equipment, prepared by Ryder Architecture Limited

Condition 33- Doors on highways

- i. Completed approval of details application form (ref. PP-09365266) (dated 02/01/2021), prepared by Gerald Eve LLP;
- ii. Doors on Highways, prepared by Ryder Architecture Limited

The requisite application fee of £116.00 plus £25 Planning Portal fee has been paid online concurrent to the submission of this application.

We trust that we have provided all the material required for the purposes of validation and therefore await confirmation of the registration and validation of this application shortly. In the meantime should you have any queries regarding this application please contact Sam Neal (0203 486 3312) or Kathryn Tyne (0203 486 3735) of this office.

Yours faithfully



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