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Our ref: NJB/SAWE/SNE/KAT/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 21 pursuant to planning permission Ref. 2013/3807/P (As amended by 2018/0817/P)

We write on behalf of our client, Taylor Wimpey Central London, to submit the enclosed documents to formally discharge Condition 21 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 was granted on 01 April 2018 under application reference 2018/0817/P for the:

“Amendment of planning conditions 2 (Approved Plans list), 21 (Green/Brown Roofs) and 30 and 31 (both Unit Flipping details), to updated 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 the rearrangement of internal layouts of residential units and cores A3 to A7; alterations to basement layout; amendments to the approved residential unit mix (including 3 additional affordable rent units and 3 less private units and dwelling size mix within the private tenure); changes to building elevations and landscaping/amenity spaces."

This non-material amendment application amended the condition subject to this application for approval of details.

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."**

Condition 21 – Green/Brown Roofs

Condition 21 states:

"Notwithstanding the approved plans, full details in respect of the green/brown roofs should be submitted to and approved by the Local Planning Authority before the relevant Section of the development commences. The biodiversity (green/brown) roof(s) shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);**
- b) laid out in accordance with the plans hereby approved; and**
- c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).**

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

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

An application to discharge condition 21 was approved by London Borough of Camden on 18 January 2019 (ref. 2018/4824/P). Following further design development, the plant area on the roof of blocks B & C has been removed, this application is therefore to re-discharge Condition 21.

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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