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03 June 2021

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

Your ref: PP- 09831665

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 13 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 Condition 13 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.”

Condition for Discharge

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

Condition 13

“No super-structure works on the relevant Section shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Local Planning Authority. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. The information submitted shall accord with or be reflected in the equivalent details included within lighting strategy details and CCTV / Security Lighting details to be discharged by condition.”

Phase 1 details were previously discharged on 29 September 2021 under application reference 2020/3024/P. The details submitted in support of this approval of details application seek to discharge the condition in relation to Phase 2 and therefore seek to fully discharge this condition.

Application Documentation

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

- i. Completed approval of details application form (ref. PP-09831665) (dated 03/06/2021), prepared by Gerald Eve LLP;
- ii. Biodiverse Roofs and Roof Types (ref. MPP2-TRI-ZZ-RF-PL-L-1001 P00), prepared by Tri External Landscape Design LLP
- iii. Combined roof levels & Communal Courtyards (ref. MPP2-TRI-ZZ-RF-PL-L-1002 P00), prepared by Tri External Landscape Design LLP
- iv. Surface Water Drainage(ref. MPP2-TRI-ZZ-RF-PL-L-0041 P00), prepared by Tri External Landscape Design LLP
- v. Public Realm & Landscape(ref. MPP2-TRI-ZZ-RF-PL-L-1001 P00), prepared by Tri External Landscape Design LLP
- vi. Discharge of Planning Conditions 13, 19 and 29 (ref MPP2-TRI-ZZ-ZZ-RP-L-1001 P00), prepared by Tri External Landscape Design LLP

The requisite application fee of £116.00 plus £28 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 Wells (0203 486 3794) or Kathryn Tyne (0203 486 3735) of this office.

Yours faithfully



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