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FAO: Jonathan McClue

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

Your ref: PP- 10036954

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 25 pursuant to planning permission Ref. 2013/3807/P (as amended by 2018/1054/P, 2019/1931/P, 2019/3364/P and 2020/3333/P)

We write on behalf of our client, McAleer & Rushe Contracts UK, to submit the enclosed documents to formally discharge Condition 25 pursuant to planning permission reference 2013/3807/P (as amended by 2018/1054/P, 2019/1931/P, 2019/3364/P and 2020/3333/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.”

Since the grant of planning permission several design changes and amendments to program have resulted in the submission of a number of non-material amendment applications, namely under application references 2018/1054/P, 2019/1931/P, 2019/3364/P and 2020/3333/P.

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 25

“Floorplans at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority on a Section by Section basis for every unit type prior to any superstructure work commencing on the relevant Section. The floorplans shall include:

- a wheelchair turning circle in both the living and dining rooms (if the dining room is separate to the living area) and in at least 1 bedroom; and
- a minimum space of 1200mm between units in kitchens.

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

Details relating to Phase 2 of the Mt Pleasant development in relation to planning condition 25 have previously been approved under approval of details application reference 2020/1772/P on 4 March 2021. Following this, conversations have progressed between Camden Council and One Housing Group with regards to the proposed affordable housing unit mix for the scheme.

As a result of these discussions, this application seeks to present an updated Unit type D-2.1 (plot numbers 333, 336 and 339) which have been updated from a fully accessible wheelchair accessible unit, to a wheelchair adaptable unit and as such seeks to re-discharge this condition. This allows greater flexibility for the profile of the potential occupiers of the unit. These proposals have been discussed with Planning Officer Jonathan McClue via email correspondence.

For clarity, the sole change in this application from the details approved under 2020/1772/P is in relation to Unit type D-2.1 (plot numbers 333, 336 and 339) (page 23 of Planning Condition 25- Inclusive Design Residential Unit, prepared by Ryder Architecture). All other units remain unchanged.

The submitted documentation comprises 1:50 drawings for each unit type showing the wheelchair turning circle and a minimum space of 1200mm between units in kitchens.

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- 10036954) (dated 14/07/2021), prepared by Gerald Eve LLP; and
- ii. Planning Condition 25 – Inclusive Design Residential Unit, prepared by Ryder Architecture.

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 Neal (0203 486 3312) or Kathryn Tyne (0203 486 3735) of this office.

Yours faithfully



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