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

Your ref: PP-09977294

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 a Non-Material Amendment 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, Taylor Wimpey London, to submit an application for non-material amendments 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.

Non-material amendments are sought for:

“Variation of Conditions 2 and 34 pursuant to planning Permission 2013/3807/P NAMELY to allow the variation of approved drawings to incorporate a re-arrangement of the electrical substation, LW switch room, introduction of a gas intake room at ground floor of Block C, omission of plant at roof level of Blocks B and C, and submission of details for the electrical substation to allow Condition 34 to be amended from a prior to commencement of superstructure works to a compliance condition.”

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:

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"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."

Procedure

Section 96A of the Town and Country Planning Act 1990 (as amended) enables non-material changes to existing planning permissions to be made without requiring the submission of a new planning application or an application under Section 73 of the Act for minor-material amendments.

The changes to the parent permission are set out below and it is considered that these represent non-material amendments.

Proposals

This application for non-material amendments seeks approval for changes to the ground floor plan layout to incorporate a gas intake room, rearrangement of the electrical substation, LW Switch Room, associated elevational changes on Block C and the omission of plant at roof level of blocks B and C. Details of the electrical substation are also provided as part of this submission and seek to

amend the wording of Condition 34 (electrical substation) to allow it to become a compliance condition rather than a prior to commencement of superstructure condition.

Electrical Substation and Gas Intake Room

During discussions with UKPN the Applicant was advised that the approved location of the electrical substation is unacceptable as the substation requires clear access, and this access is currently blocked by the gates to the approved external ramp. UKPN have therefore recommended that the client re-arrange the location of the electrical substation and LW switch station on the ground floor of block C.

A gas intake room is also now proposed due to the requirements of the utility provider for a dedicated gas metering room. The most suitable location for this is identified as beside the utility room on the north west elevation of Block C.

The amendments listed above result in minor amendments to both floorplans and elevations, as demonstrated within the Comparison Document: Consented vs Proposed pack, prepared by Ryder Architecture.

Omission of Plant

Due to the refinement of the energy and servicing strategy, the extent of rooftop plant demonstrated on the approved plans and elevations has been reduced on Blocks B and C. The redundant roof space is proposed to be given to the adjacent communal roof terrace for resident amenity. The existing vertical railings around the perimeter of the roof terrace which provide fall protection and screen the rooftop plant are proposed to be retained.

Condition 34

Under approved permission 2013/3807/P, condition 34 is a prior to commencement of superstructure condition which states:

“Details of the electrical substations including their acoustic specifications and cladding/facing materials, where relevant, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of superstructure works in the relevant Section first occupation of the relevant block.”

Phase 1 details have previously been discharged under application reference 2019/2532/P on 29 July 2019. The details submitted in support of this application seek to provide the necessary details which would allow the condition to be discharged in relation to Phase 2 and therefore, subject to approval, we are seeking amendment of this condition to be a compliance condition. The proposed wording of which would be as follows:

“Details of the electrical substations including their acoustic specifications and cladding/facing materials, shall be built out in accordance with ‘Phoenix Place, Mount Pleasant -Phase 1 (Block A) Electrical Substations, prepared by BroadwayMalyan’ and ‘Planning Condition 34 – Electrical Substation, prepared by Ryder Architecture’, unless otherwise agreed by the Local Planning Authority.”

Policy Context and Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan consists of:

- i. The London Plan (2021); and
- ii. The Camden Local Plan (2017).

The National Planning Policy Framework ('NPPF') (as updated February 2019) is also a material consideration.

Policy A4 of the Camden Local Plan sets out that the council will seek to ensure that noise and vibration is controlled and managed, permission will only be granted for plant equipment where there is no subsequent harm to amenity.

Supporting paragraph 7.34 sets out that plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position.

The re-arrangement of the electrical substation and gas intake room at ground floor of Block C are considered to provide a regular and uniform appearance on the external elevation and to meet the performance requirements of the utility providers. The plant and equipment is located within the building and will not impact on residential amenity in accordance with policy A4 and supporting paragraph 7.34.

With regards to the omission of rooftop plant on Blocks B and C, the existing vertical railings around the perimeter will be retained. Given this, there is no change to the external perceived appearance of the rooftop. Additionally the proposed use of the space as roof terrace for residential amenity is in line with policy.

Accordingly, it is considered that the proposed amendments to the approved plans are non-material in the context of the previously approved permission, therefore the Applicant seeks to formalise these revisions under Section 96a of the Town and Country Planning Act (1990). The proposed alterations are minor in nature and are considered to have no impact on residential amenity.

Substitution Drawings

As part of this non-material amendment application, we are seeking to substitute the following drawings:

Drawing Title	Approved Drawing Reference	Proposed Substitution Drawing Reference
Proposed GA Plan Block B, C & D Level 00	A-P2-03-PL2-00	MPP2-RYD-ZZ-00-DR-A-PL00 P1
Proposed GA Plan Block B, C & D North West Elevation	A-P2-05-PL2-03	MPP2-RYD-ZZ-ZZ-DR-A-PL51 P1
Proposed Plan Blocks B & C Level 08 / Roof Level	A-P2-70-PI-08	MPP2-RYD-ZZ-RF-DR-A-PL31 P1
Proposed Plan Blocks B & C Level 10	A-P2-70-PL-10	

Proposed Section Blocks B, C & D Section 05	A-P2-04-PL2-05	MPP2-RYD-ZZ-ZZ-DR-A-PL65 P1
Proposed Elevation Blocks B, C & D South West Elevation (Gough Street)	A-P2-05-PL2-00	MPP2-RYD-ZZ-ZZ-DR-A-PL52 P1

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-09977294) (dated 05/07/2021), prepared by Gerald Eve LLP; and
- ii. Planning Condition 34 – Electrical Substation, prepared by Ryder Architecture;
- iii. Comparison Document: Consented vs Proposed (Dated 22/06/2021), prepared by Ryder Architecture; and
- iv. Proposed NMA Drawing Pack, prepared by Ryder Architecture.

The requisite application fee of £234.00 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 Kathryn Tyne (0203 486 3735) of this office.

Yours faithfully



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