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

Your ref: PP- 10092765

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 12 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 12 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 12

“Details of facing materials including samples shall be submitted to and approved in writing by the Local Planning Authority on a Section by Section basis prior to any super structure works commencing on that Section. The details and samples shall include:

- a. 1:50 elevations of all entrances (residential, office, flexible use) to include doors, sections, elevational and threshold treatments, all to be shown in context and to a scale of 1:50
- b. Brickwork including buff, red and brown coloured with varied mortar colours (including brick panels and mortar courses);
- c. Cladding panels;
- d. Window treatment (including sections and reveals);
- e. Roofing materials;
- f. Louvered treatment to substations;
- g. Glazing;
- h. Balustrading treatment (including sections);
- i. Any other materials to be used.

An elevational mock-up of external materials to be used in blocks A, B, C and D shall be erected on site and shall be approved in writing by the Local Planning Authority prior to any works commencing on blocks A, B, C or D.

The development shall be carried out strictly in accordance with the details, samples and elevational mock-up so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

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

Details relating to Phase 1 of the Mt Pleasant development in relation to planning condition 12 have been approved under approval of details application references 2020/4072/P, 2020/4410/P, 2020/1716/P and 2019/2455/P. This approval of details application provides details in relation to Phase 2 of the Phoenix Place site and therefore seeks for full discharge of the application.

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- 10092765) (dated 02/08/2021), prepared by Gerald Eve LLP; and
- ii. Planning Condition 12 – External Materials, 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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