

5<sup>th</sup> August 2021



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Dear Jonathan,

**LAND TO WEST OF ROYAL MAIL SORTING OFFICE BOUNDED BY PHOENIX PLACE, MOUNT PLEASANT, GOUGH STREET & CLATHORPE ST. CAMDEN WC1**

**APPLICATION FOR APPROVAL OF DETAILS PURSUANT TO CONDITION 12 PART A OF PLANNING PERMISSION REF. 2013/3807/P (AS AMENDED)**

**REDISCHARGE OF DETAILS RELATING TO GOUGH STREET ENTRANCES**

**PHASE 1/SECTION P1**

On behalf of our client, Taylor Wimpey Central London, we hereby submit an application for the partial re-discharge of Condition 12 Part A of planning permission 2013/3807/P (as amended) in respect of Phase 1.

The application has been submitted via the Planning Portal and the fee of £116 has been paid online.

Condition 12 states:

*“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 uses) 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) balustrade 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 full details required by the condition have already been approved for Phase 1 under permission refs. 2020/4410/P, 2020/4072/P and 2019/2455, 2020/1716/P.



Details for Part (a) of the condition have been approved under ref. 2020/4410/P and these include details of all entrances on Gough Street including doors, sections, elevational and threshold treatments.

Since these details were approved, further detailed design has taken place on the Gough Street entrances which has resulted in amendments being required to the approved details. These amendments are to ensure the design is fully coordinated with the various levels being delivered by the S278 works on Gough Street and comprise the following:

#### A2 ENTRANCE

- A ramp and 2 steps have been introduced to provide a Building Regulations compliant entrance into the building whilst joining up with the existing footpath topography.
- The ramp and steps are separated with a low-set brick planter, matching the brick finish used on the adjacent street facing terrace walls.
- The railings for the steps and ramp will be stainless steel, matching the finish used on the adjacent street facing railing and gates

#### CYCLE STORE ROOM

- The gate and railing to the cycle change room has been raised to match the height of the adjacent private terrace and to ensure compliance with minimum 1.1m fall protection required by Building Regulations.

To secure approval for these revised details, the Applicant is submitting updated drawings for the Phase 1 Gough Street entrances to partially re-discharge Condition 12 Part (a) for Gough Street only.

We hereby enclose the following:

1. Revised proposed drawings for the Gough Street entrances prepared by Broadway Malyan (for Approval) (Drawing Ref. MP1-BMA-ALL-SL-ELV-A31-905502 Rev C)
2. The already consented drawings for the Gough Street entrances approved under ref. 2020/4410/P (for Information Only) (Drawing Ref. MP1-BMA-ALL-SL-ELV-A31-905502 Rev B)

We trust that the details submitted are sufficient to enable the partial re-discharge of Condition 12 Part A for the Phase 1 Gough Street entrances. Should you have any queries please do not hesitate to contact Tom Hawkey of this office.

Yours sincerely,

**DP9 Ltd**

Encs.