



GERALDEVE

Planning Department
Camden Council
5 Pancras Square
London
N1C 4AG

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldev.com

FAO: Jonathan McClue

22 March 2022

Our ref: NJB/SAWE/KAT/U0015166

Your ref: PP-11137795

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 32 pursuant to planning permission Ref. 2013/3807/P

We write on behalf of our client, McAleer & Rushe, to submit the enclosed documents to formally discharge Condition 32 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.”

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, 2020/3333/P and 2021/3338/P.

Conditions for Discharge

The Applicant is seeking to discharge condition 33 attached to the aforementioned planning permission (ref. 2013/3807/P).

Condition 32- Wheelchair Parking redistribution plan amendments

“Notwithstanding the approved plans, a revised scheme for the distribution of no less than 17 wheelchair accessible parking spaces in the basement levels of the development shall be submitted to and approved by the Local Planning Authority prior to the implantation of the first Section. The scheme shall include the provision of no less than six wheelchair accessible parking spaces in the basement parking area of P2. The development shall be carried out strictly in accordance with the approved revised scheme, and permanently retained therefore.”

Details relating to the wheelchair parking plans were previously discharged under application ref. 2018/2261/P on 25 May 2018.

Since the grant of this approval of details application, several design changes have occurred as a result of non-material amendments. The introduction of the wellness centre at Phase 2 under application ref. 2019/3364/P has resulted in the need to reconfigure the parking layout. As such, this approval of details application seeks to re-discharge condition 32 to reflect the new layout within Phase 2. Please note there has been no change to the number of spaces being provided as part of this application.

Application Documentation

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

- i. Completed approval of details application form (ref. PP-11137795) (dated 22/03/2022), prepared by Gerald Eve LLP;
- ii. Planning Condition 32- Wheelchair Accessible Parking, prepared by Ryder Architecture Limited

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 Samantha Wells (0203 486 3794) or Kathryn Tyne (0203 486 3735) of this office.

Yours faithfully



Gerald Eve LLP

ktyne@geraldev.com

Direct tel. +44 (0)20 486 3725