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**FAO: Jonathan McClue**

22 March 2022

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

**Your ref: PP-11137806**

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 33 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 33 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 33- Doors on highway

**“Details of doors or gates and means of escape fronting the highway shall be submitted to and approved by the Local Planning Authority prior to the commencement of any superstructure works. Except where approved herein no other doors or gates shall open over or across footways, carriageways and public rights of way.**

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

Details relating to Phase 1 were previously discharged under application ref.2019/0594/P, details relating to Phase 2 were discharged on 4 October 2021 under application reference 2021/0483/P.

Since the grant of the Phase 2 approval of details application, several design changes have occurred as a result of non-material amendments. The relocation of the gas meter room and UKPN substation approved under application reference 2021/3338/P has resulted in an update to the ground floor plan layout. As such, this approval of details application seeks to re-discharge Condition 33 in order to regularise the doors which front the highway in respect of the new ground floor plan layout.

In addition, as approved under 2021/0483/P the commercial unit door fronting Phoenix Place opens onto the highway, this approval of details application seeks to amend this, so that this commercial door will now open inwards.

#### **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-11137806) (dated 22/03/2022), prepared by Gerald Eve LLP;
- ii. Planning Condition 33 – Doors on Highways, 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**

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