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Planning Department
Camden Council
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FAO: Jonathan McClue

Our ref: NJB/SAWE/KAT/U0015166

Your ref: PP- 11348726

28 June 2022

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 26 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 26 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 26- Inclusive Design - Communal Residential Areas

“The communal residential areas of the development hereby approved shall provide:

- **All residential corridors with a minimum width of 1200mm with regular turning points measuring a minimum of 1500mm x 1500mm and passing places wherever possible;**
- **Waste disposal and storage accessible to all residents; and**
- **Cycle parking facilities accessible to ambulant disabled persons.**
- **All lifts shall be installed and operational prior to the first occupation of the residential accommodation they serve.**

Details of entry systems for the entrance and core shall be submitted to and approved in writing by the Local Planning Authority on a Section by Section basis prior to the occupation of the relevant residential unit(s).

The development shall be carried out strictly in accordance with the details 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.”

Details relating to Phase 1 were previously discharged under application ref.2020/4119/P on 19 October 2020. This application provides details of corridor widths, waste disposal and storage and lifts within Phase 2 of the Phoenix Place development and therefore seeks to fully discharge the condition.

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-11348726), prepared by Gerald Eve LLP;
- ii. Planning Condition 26 – Inclusive Design – Communal Residential Areas, prepared by Ryder Architecture Limited.

The requisite application fee of £116.00 plus £32.30 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



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