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FAO: Jonathan McClue

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

Your ref: PP-11430038

27 July 2022

Dear Sir

Land to the West of Royal Mail Sorting Office bounded by Phoenix Place, Mount Pleasant, Gough Street and Calthorpe Street, Camden WC1

Discharge of Condition 35 of Planning Permission Ref. 2013/3807/P (Basement Parking – Barriers)

We write on behalf of our client, McAleer & Rushe, to submit the enclosed documents to formally discharge Condition 35 pursuant to Planning Permission Ref. 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 and Calthorpe Street, Camden WC1.

Background

The Planning Permission dated 30 March 2015, to which this application for approval of details relates, is for the following:

“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 this Planning Permission, several design changes and amendments to the programme have resulted in the submission of a number of non-material amendment applications, namely under application reference nos. 2018/1054/P, 2019/1931/P, 2019/3364/P, 2020/3333/P and 2021/3338/P.

Condition for Discharge

The Applicant is seeking to discharge condition 35 attached to Planning Permission Ref. 2013/3807/P.

Condition 35 – Basement Parking - Barriers

Condition 35 of the Planning Permission requires the following:

“Prior to the relevant basement car parking area becoming operational, full details of the electronic gates/barriers, including physical form, opening path and access control to be installed should be submitted and approved by the Local Planning Authority and thereafter maintained unless otherwise approved by the Local Planning Authority and thereafter maintained unless otherwise approved in writing by the Local Planning Authority.”

This application provides details of basement parking barriers 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:

- Completed approval of details application form, prepared by Gerald Eve LLP; and
- Condition 35 details and documentation prepared by Caldwells, Tri External Landscape Design LLP, Siemens and Orcomm.

The requisite application fee of £116.00 (plus £32.30 Planning Portal fee) has been paid via the Planning Portal (PP-11430038) at the time of submission.

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 Aadam Siddiqui (0207 333 6246) of this office.

Yours faithfully



Gerald Eve LLP

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