

Application ref: 2022/2997/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 8 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
One Fitzroy
6 Mortimer Place
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Mount Pleasant - Phoenix Place Development
London
WC1X 0DA

Proposal:

Details of landscaping, play spaces and play equipment, and external cycle parking (Square P only), pursuant to conditions 13 (landscaping) and 29 (play spaces) and part condition 19 (cycle facilities) for Phase 1 only, of planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated works).

Drawing Nos: MP2-TRI-ZZ-ZZ-PL-L-1005 Rev P02; Appendix C - 'Playable, climbable, and tactile small-scale sculptures for all ages to engage with and sit on' (dated August 2023)

The Council has considered your application and decided to grant permission.

Informatives:

1 Reasons for granting

This application seeks to re-discharge conditions 13 (hard and soft landscaping), 19 (cycle parking facilities) and 29 (play spaces and equipment) of planning permission 2013/3807/P, dated 30/03/2015, only insofar as they

relate to Square P (the new public square between Phases 1 and 2) in Phase 1 of the development. Details were previously discharged under permission reference 2020/3024/P, dated 29/09/2020. However, design changes related to the basement energy centre have necessitated changes to Square P.

The revised proposals have been the subject of comprehensive consultation with Council planning, design, highways, green space and landscape officers. The submission has been revised to meet all the feedback and the details are considered to be acceptable.

It is proposed to replace the "Cube L" climbing structure with a series of climbable structures, as the applicant considers that the cube frame would dominate the space and not fully meet the requirements of the original Publica Play Strategy. Whilst the loss of the larger climbing structure is regrettable, it is acknowledged that the proposed stone structures would be useable for a wider range of age groups. They would also reflect the history of the site by incorporating interpretations of the Mail Rail stations and the River Fleet. The plans have also been revised to ensure that the ping pong table could be relocated in the future if desired and a spinning disk feature has been omitted from the plans as it was not considered to add value to the space. The Council's Green Space officer and Urban Design Officer have confirmed that the public open space is of suitable quality and the play space meaningful.

The position of the cycle shelter is altered, but remains within the square itself, which is acceptable and the Council's transport team raised no objection.

Alterations to ground levels are proposed, but all gradients would comply with relevant standards and Building Regs, which is acceptable. Large planters will be linked to an efficient irrigation system and the below ground drainage system. The already installed vent structures will be incorporated within raised planting beds. The revised details are considered to be acceptable.

The details are in general accordance with policies DP17, DP24 and DP26 of the London Borough of Camden Development Policies 2010 and policies CS11 and CS14 of the London Borough of Camden Core Strategy 2010.

- 2 You are reminded that the following condition for Phase 1 of the development remains outstanding and requires details to be submitted and approved: 27 (inclusive design - commercial units).

The following conditions for Phase 2 of the development also remain outstanding and require details to be submitted and approved: 13 (landscaping); 27 (inclusive design - commercial units); 29 (play space); and 36 (flues and extraction).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer