

Maddox Associates
23 Hanover Square
London
W1S 1JB

Application Ref: **2016/5631/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

1 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) Order 2010
Town & Country Planning (Environmental Impact Assessment) Regulations 2011

Request for Scoping Opinion EIA Not Required

Address:

Mount Pleasant Sorting Office
Farringdon Road
EC1A 1BB

Proposal: Request for Environmental Impact Assessment (EIA) Screening Opinion in connection with the provision of 125 residential units including one, two and three-bedroom flats in a series of five linked buildings ranging from four storeys to eight storeys (plus lower ground); approximately 1,200sqm of commercial space; a newly created communal open space over 900sqm in size that will be enclosed by the proposed block on three sides; communal roof terraces private to the residents and accessible by lift; widening of the western end of Mount Pleasant to create a new 'pocket' park adjacent to Christopher Hatton Primary School and with traffic calming measures along the section of road fronting the development site; parking, related to relevant accommodation, for disabled drivers to be located on Gough Street and Phoenix Place for residents and Mount Pleasant for visitors; and a minimum of 242 long stay cycle parking spaces and 16 short stay cycle parking spaces.

Drawing Nos: Covering Letter from Maddox Associates dated 23/09/2016, A(2)004 Rev D, A(2)003 Rev D, A(2)002 Rev D, A(2)001 Rev D, A(1)007 Rev D, A(1)006 Rev C, A(1)005 Rev B, A SK111 Rev B, A SK110 Rev G, A SK107 Rev G, A SK106 Rev E, A SK105 Rev D and A SK100 Rev B.



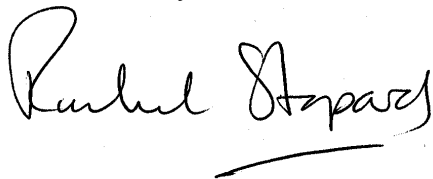
The Council has considered your application and offers the following opinion:

The proposal falls within the description at paragraph 10b of Schedule 2 and exceeds the threshold of 0.5 hectares in column 2 of the table in Schedule 2 of the 2011 Regulations. Therefore the Council considers the proposal to be 'Schedule 2 development' within the meaning of the 2011 Regulations. Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Secretary of State has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the characteristics of the potential impact.

Based upon the description of the development provided and the information provided in your submissions received 14/10/2016, the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred by regulation 5(5) of the 2011 Regulations, the Council hereby considers that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the 2011 Regulations.

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

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