

Mr. Thomas Hawkley
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/6535/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

02 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place
Mount Pleasant Gough Street & Calthorpe St. Camden WC1.**

Proposal: Details of a Written Scheme of Investigation for archaeology evaluation and preliminary risk assessment and site investigation strategy for land contamination as required by conditions 5 (part a) and 6 (parts a) and b) only) of planning permission 2013/3807/P, dated 28/11/2016, for 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 38,724sqm (GIA) of residential floorspace (345 dwellings) (Class C3), 823sqm (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 cycle parking (431 residential spaces) hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works.

Drawing Nos: Preliminary Environmental Risk Assessment (September 2016) prepared by Waterman; Site Investigation Strategy (May 2017) prepared by Waterman; Written Scheme of Investigation (June 2017) prepared by Waterman.

The Council has considered your application and decided to grant permission



Informative(s):

1 Reason for granting permission

Condition 5a) - The submitted WSI complies with the relevant standards and guidance and the case officer at GLAAS has advised that the document meets the requirements of part a) of the condition.

Condition 6 a) and b) - A preliminary Environmental Risk Assessment and a Site Investigation Strategy have been submitted and assessed by the Council's Contamination Officer, who has advised that the submitted reports are sufficient to discharge parts a) and b) of the condition.

As such, the proposed details are in general accordance with Policy A1 of the Camden Local Plan 2017.

2 You are advised that the archaeological condition will not be fully satisfied until all works are complete in accordance with approved WSI, including any post-excavation analysis and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

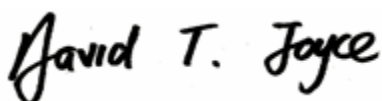
3 You are reminded that conditions 3(section plan); 4 (phasing plan); 6 c) and d) land contamination); 7(piling method statement); 8 (water supply); 9 (SUDS); 10 (basement excavation); 11(sound insulation); 12(materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15(privacy screens); 16 (roof level structures); 17 (air quality); 18 (sound insulation glazing); 19 (cycle storage); 20 (waste storage details); 21(green/brown roofs); 22(bird/bat boxes); 23 (lighting strategy); 24 (CCTV lighting and security lighting); 25 (inclusive design- residential units); 26 (inclusive design- communal residential areas); 27 (inclusive design - commercial units); 28 noise (before plant installation); 29 (play space); 30 (unit flipping 1); 31(unit flipping 2); 32 (wheelchair parking redistribution plan amendments); 33 (doors on highway); 34 (electrical substation); 35 (basement parking barriers); 36 (flues and extraction); 37 (temporary marketing suite) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning

Executive Director Supporting Communities

