

DP9
100 Pall Mall
LONDON
SW1Y 5NQ

Application Ref: **2018/1054/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

12 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

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

Proposal: Amendment of Condition 14 (treatment of Phoenix Place), to allow the details to be preliminary rather than full and to not require details of the TfL quietway, to 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 (summary)).

Drawing Nos: Cover letter (ref: DP4771/PEH/TH) dated 22nd February 2018.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.14 of planning permission 2013/3807/P dated 30/03/2015 shall be replaced with the following condition:

Notwithstanding the approved plans, no super-structure works on any Section shall take place until preliminary details of the revised treatment of Phoenix Place (the road) have been submitted to and approved by the Local Planning Authority. Such details shall include section plans, inclusive design assessment, materials, planting, and street furniture. The information submitted shall accord with or be reflected in the equivalent details included within landscaping plans, lighting



strategy details and CCTV/Security Lighting details to be discharged by condition.

Reason: To enable the Local Planning Authority to ensure a reasonable standard of visual amenity, inclusive design and highways safety in accordance with the requirements of policies 6.9, 7.2 and 7.5 of the London Plan, policies CS6, CS11 and CS14 of the London Borough of Camden Core Strategy 2010 and policies DP17, DP24, DP29 and DP31 of the London Borough of Camden Development Policies 2010.

Informative(s):

1 Reason for granting approval:

The non-material amendment is altering the wording of condition 14 to require preliminary rather than full details of the revised treatment of Phoenix Place. In addition, the requirements related to the Transport for London (TfL) quietway are being removed.

The Council's Project Delivery Team Leader confirmed that it is not possible to progress any detailed design for this scheme prior to any super-structure works being implemented. Any amendments relating to changes to traffic orders is on the basis that consultation has taken place and approval is then granted accordingly. To progress detail design without this process would in effect pre-empt the outcome of the consultation, nullifying the process. It was confirmed that it would be acceptable to prepare concept drawings that would form the basis of consideration for the detailed design. The detailed design works would be undertaken by Camden in any event, which is the normal procedure. Therefore, the applicant would not be expected to develop the detailed proposal themselves.

TfL were formally consulted and confirmed that they have no objections to the amended condition.

The amendment to the wording is therefore considered acceptable. In terms of materiality, the change to the condition is considered non-material as the detailed design would be developed by Camden regardless of the condition wording. Therefore, there will be no material change to the scheme as the details will be developed and implemented in the same way.

2 You are advised that this decision relates only to the approved amendments to the wording of condition 14 and shall only be read in the context of the substantive permission granted on 30/03/2015 under reference number 2013/3807/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

Executive Director Supporting Communities

2018/1054/P

David T. Joyce

David Joyce
Director of Regeneration and Planning

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