

Application ref: 2018/1541/P  
Contact: Jonathan McClue  
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Date: 8 May 2018

**Development Management**  
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DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

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 Impact studies of the existing water supply infrastructure to condition 8 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 (summary)).

Drawing Nos: Cover letter (ref: DP4771/PEH/TH dated 26/03/2018) dated 26/03/2018 and Mount Pleasant Mail Centre Development Modelling Report - Additional Property Request Final Report dated March 2018.

The Council has considered your application and decided to grant permission subject to the following informative(s):

Informative(s):

1 Reasons for granting approval of details:

The application seeks to discharge condition 8, requiring impact studies of the existing water supply with the study determining the magnitude of any additional capacity required in the system and a suitable connection point.

Following a site diagram provided in December 2016, the Phoenix Place site connection point has been re-located. The Calthorpe Street point of connection (POC) remains unchanged as this was the most appropriate POC and will not require reinforcements, whereas making a connection in Farringdon Road will require network enhancements.

The total peak flow to be modelled at Calthorpe Street and Phoenix Place are 3.3 l/s and 3.05 l/s respectively. The sum of average daily water demand is expected to be in the region 0.19 Ml. It has been shown that the existing network is capable of supplying adequate pressure to all areas

Thames Water have formally responded to the submitted details and confirmed that they are happy for the condition to be discharged. The developer must adhere to all recommendations and conclusions within the submitted report and work with Thames Water.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

On this basis the condition can be discharged as the details are in general accordance with policy DP23 of the London Borough of Camden Local Development Framework Development Policies, as well as policy 5.15 of the London Plan.

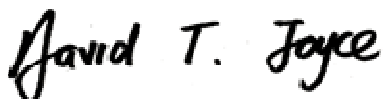
- 2 You are reminded that conditions 3 (section plan); 4 (phasing plan); 6 c) and d) land contamination); 7 (piling method statement); 9 (SUDS); 10 (basement engineer (part)); 11 (sound insulation); 12 (materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15 (privacy screens); 16 (roof 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