

Application ref: 2018/1524/P
Contact: Jonathan McClue
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Date: 11 May 2018

Development Management
Regeneration and Planning
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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 a suitably qualified chartered engineer pursuant to partially discharge (Section P1) condition 10 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: Covering letter dated 21/03/2018 (ref: DP4771/PEH/TH); CV of David Cuckow; CV of Darren Leaver; CV of Philip Smart and Project Order dated 28/11/2017.

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 10, requiring details of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed.

Camden Planning Guidance (CPG) on Basements (March 2018) lists the

qualifications required under para 4.7 on page 21. The application site has subterranean (groundwater) flow and land stability constraints. This means that the instructed engineers need to include a Hydrogeologist with the CGeol (Chartered Geologist) qualification from the Geological Society of London, as well as a Civic Engineer with a 'CEng' qualification or equivalent.

The submitted details relate to Section P1 of the development (the first phase) so would discharge this part of the condition only. The details include a copy of the project order and CV's for the engineers working on the project. The engineers have the following qualifications: MEng, CEng, MStructE, MIPENZ and CGeol.

On this basis the condition can be discharged for Section P1 of the development, as the applicant has demonstrated that suitably qualified engineers have been appointed for the basement construction works.

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

As such, the details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies, as well as policy 7.6 of the London Plan.

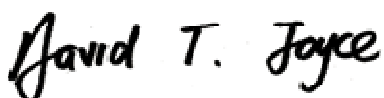
- 2 You are reminded that conditions 3 (section plan); 4 (phasing plan); 6 c) and d) (land contamination); 7 (piling method statement); 9 (SUDS); 10 (basement engineer (part)); 11 (sound insulation); 12 (materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15 (privacy screens); 16 (roof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