

Application ref: 2018/2262/P
Contact: Jonathan McClue
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Date: 6 June 2018

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DP9 Ltd
100 Pall Mall
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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 sections of P1 and P2 and phasing plans to discharge conditions 3 and 4 of 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: P-01-B00 Rev P03; P-01-G00 Rev P03; P-01-G01 Rev P02; 05-012 Rev P02;

Informative(s):

- 1 Reasons for granting approval of details:

The application seeks to discharge conditions 3 and 4, which require plans and phasing plans of the two Sections (i.e. P1 and P2) making up the Phoenix Place development approved under 2013/3807/P.

The submitted details includes phasing drawings, sections and elevations, which clearly demonstrate the relevant sections and phases of the development. It is noted that the permission includes a legal obligation requiring a Construction

Management Plan (CMP). Any CMP would be required to provide significant details of the phasing and 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 purposes of the original planning condition established by the Greater London Authority, which was for the avoidance of doubt and in the interests of proper planning. The details show which parts of the building related to which phases and are deemed acceptable for discharge.

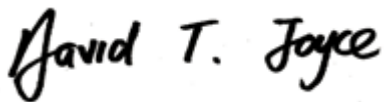
- 2 You are reminded that conditions 6 c) and d) land contamination); 7(piling method statement); 9 (SUDS); 10 (basement engineer (part)); 11(sound insulation); 12(materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15(privacy screens); 16 (roof level structures); 17 (air quality); 18 (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); 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