

Application ref: 2018/2192/P
Contact: Jonathan McClue
Tel: 020 7974 4908
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

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 the location, design and method of waste storage and removal for Phase 1 of the development to partially discharge condition 20 (refuse/recycling) 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: Refuse Strategy Rev F dated 18-07-2018; Framework Delivery and Service Plan dated April 2013 and bin storage specification - Premium Mulltonneverkleidung Cubus,

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

Details of waste storage and removal have been submitted for Phase 1 of the development via a Refuse Strategy. The submitted document gives an outline strategy for the method of collection, storage and disposal of the refuse collected

from Phoenix Place. The Phase 1 building provides 214 residential units. The main flat entrances are at ground level and the car parking and service areas are located in a two level basement. The strategy document and bin storage capacity have been developed in accordance with CPG1 (Design).

The majority of the refuse would empty directly into 1100 litre Eurobins and the recycling into 1110 litre bins. Twice weekly collection and sanitation of the bins are proposed. The majority of the refuse and recycling are located locally to each residential unit within the vertical circulation core.

Eurobins would be brought to street level by the building management team using an electrically powered tug (Verhagen Leiden V-move waste bin Tug) and presented to the street edge collection within a designated zone.

Recycling Eurobins will be contained within the bin stores. A suitable recycling storage bin is to be provided in each residential unit, preferably within the kitchen. The recycling and waste collections are to be clearly segregated.

Duplexes and street accessed units will be provided with domestic recycling bins for mixed dry recyclable materials (140 litre capacity) and an external Kitchen Caddy (23 litre capacity). These will be stored within front gardens in enclosures, the bins will be brought to the back of the pavement by the resident on collection days. Specifications of the enclosures have been secured. They are considered acceptable in design and practical terms.

An area will be allocated by the developer for refuse storage from the commercial and retail units. The refuse from the commercial/retail units will be stored within each commercial unit by the tenant until collection. Each tenant will be provided with storage pro-rated to equal to a minimum of 1000 Litres of storage for every 500sq.m of commercial retail area, with provision for mixed dry recycling. The commercial tenants will be responsible for the management of their own waste storage within the unit and collection of their waste, bringing the refuse out to the street on collection day.

Details of the waste collection from Gough Street will be developed and agreed separately through liaison with the Council's Highways and Refuse departments. Details will need to be formally agreed as part of a Delivery and Servicing Plan required by the S106 legal agreement.

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 is discharged as the details demonstrate that the development would be provided with the necessary physical waste storage in accordance with policy 5.16 of the London Plan, policies CS5, CS7 and CS18 of the London Borough of Camden Core Strategy 2010 and policies DP12, DP26 and DP28 of the London Borough of Camden Development Policies 2010.

- 2 All conditions for Phase 2 of the development remain outstanding. You are reminded that for Phase 1 of the development - conditions 9 (SUDS); 10 (basement engineer (part)); 11(sound insulation); 12(materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15(privacy screens); 16 (roof level

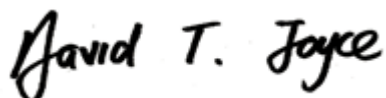
structures); 17 (air quality); 18 (sound insulation glazing); 19 (cycle storage); 21 (green/brown roofs); 22 (bird/bat boxes); 23 (lighting strategy); 24 (CCTV lighting and security lighting); 25 (inclusive design- residential units); 26 (inclusive design- communal residential areas); 27 (inclusive design - 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning