

Address:	Land to west of Royal Mail Sorting office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe St. Camden WC1.		4
Application Number(s):	2018/2567/P	Officer: Jonathan McClue	
Ward:	Holborn & Covent Garden		
Date Received:	01/06/2018		
Proposal: Erection of a four storey temporary marketing suite (Sui Generis) associated with the Mount Pleasant development approved under 2013/3807/P dated 30/03/2015, including open sided internal balconies and a third floor level roof terrace, for a period of two years.			
Background Papers, Supporting Documents and Drawing Numbers:			
Existing Drawings: (01)-S-000-001 and P021 rev P01.			
Proposed Drawings: (03)-S-000-001, ((03)-P-)00G; 001-004 and ((03)-E-)001-004).			
Supporting Documents: Cover letter dated 30/05/2018 (ref: DP4771/PEH/TH); Assessment of Ground Contamination Risks letter dated 25/05/2018 (ref: 60570415/PLMS); Design and Access Statement dated June 2018; Construction and Environmental Management Plan Rev B dated May 2018 and letter from CgMs Heritage dated 22/05/2018 (ref: ARCH/SP008).			
RECOMMENDATION SUMMARY: Grant Conditional Planning Permission			
Applicant:	Agent:		
Taylor Wimpey Central London c/o Agent	DP9 Ltd 100 Pall Mall London SW1Y 5NQ		

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GEA m ²)
Existing		<i>Car park associated with Mount Pleasant Mail Centre</i>	0m ²
	TOTAL		0m ²

Proposed	<i>Marketing suite (Sui Generis)</i>	693m ²
	TOTAL	693m ²

OFFICERS' REPORT

Reason for Referral to Committee: Minor development involving the construction of upwards of 500m² of non-residential floorspace [clause 3(ii)]

1 BACKGROUND

- 1.1 The proposed marketing suite relates to the Camden element of the Mount Pleasant development, which was a large major scheme at the Royal Mail Sorting office (bounded by Phoenix Place, Mount Pleasant, Gough Street and Calthorpe Street) under 2013/3807/P.
- 1.2 The wider Mount Pleasant scheme includes two parcels of land within the London Boroughs of Islington and Camden. The applicant of the original development, Royal Mail Group, made the submission as part of their rationalisation programme for its mail processing operations across London. The Camden site to the west is designated as the Phoenix Place site, with the Islington side (east) referred to as the Calthorpe Street site. The combined development includes the demolition of existing buildings and comprehensive redevelopment (through two separate detailed planning applications), with 10 buildings ranging in height from 3-15 storeys containing residential (681 units), office (2,250m² (GIA)), retail and community floor space (non-residential total 4,260m² (GIA)). A masterplan of the proposals is included as Figure 1 below:



Figure 1 (above): Masterplan of the Camden and Islington developments

- 1.3 Both the Camden (ref: 2013/3807/P) and Islington (ref: P2013/1423) proposals were called in on 21/01/2014 by the Mayor of London to act as the local authority and be responsible for the handling, assessment and determination of the applications. In response, both local authorities objected to the proposed developments. The main objections raised by Camden against its own planning application included the failure to maximise affordable housing; excessive quantum of private residential car parking; harm to neighbouring amenity; sub-standard quality of living accommodation and a number of other detailed deficiencies (such as archaeological impact, highways related design modifications, planning conditions and section 106 provisions).
- 1.4 The Mayor resolved to grant conditional planning permission in respect of the applications 2013/3807/P and P2013/1423/FUL subject to the prior completion of a section 106 legal agreement. The Camden development was formally approved on 30/03/2015 subject to 50 planning conditions and a joint section 106 agreement between the Greater London Authority, London Borough of Camden, London Borough of Islington and Royal Mail Estates Limited.
- 1.5 Condition 37 of the permission states that details of any temporary marketing suite shall be submitted prior to any works commencing on such a temporary site, and that the suite shall be operational for no longer than 5 years and revert back to its approved use. Officers consider that this condition only gives scope for a temporary marketing suite within the approved built form, and not

for a new development as is proposed within the planning application. On this basis, the applicant has submitted a full planning application.

2 SITE

Wider site

- 2.1 As stated above, the wider site is made up of an area spread over Islington and Camden. The wider site is bound by Rosebery Avenue and Mount Pleasant to the south, Gough Street to the west, Calthorpe Street to the north and Farringdon Road to the east. Figure 2 below shows the land comprising the former Royal Mail operation (smaller area to the right is Camden and the larger site to the left is Islington):

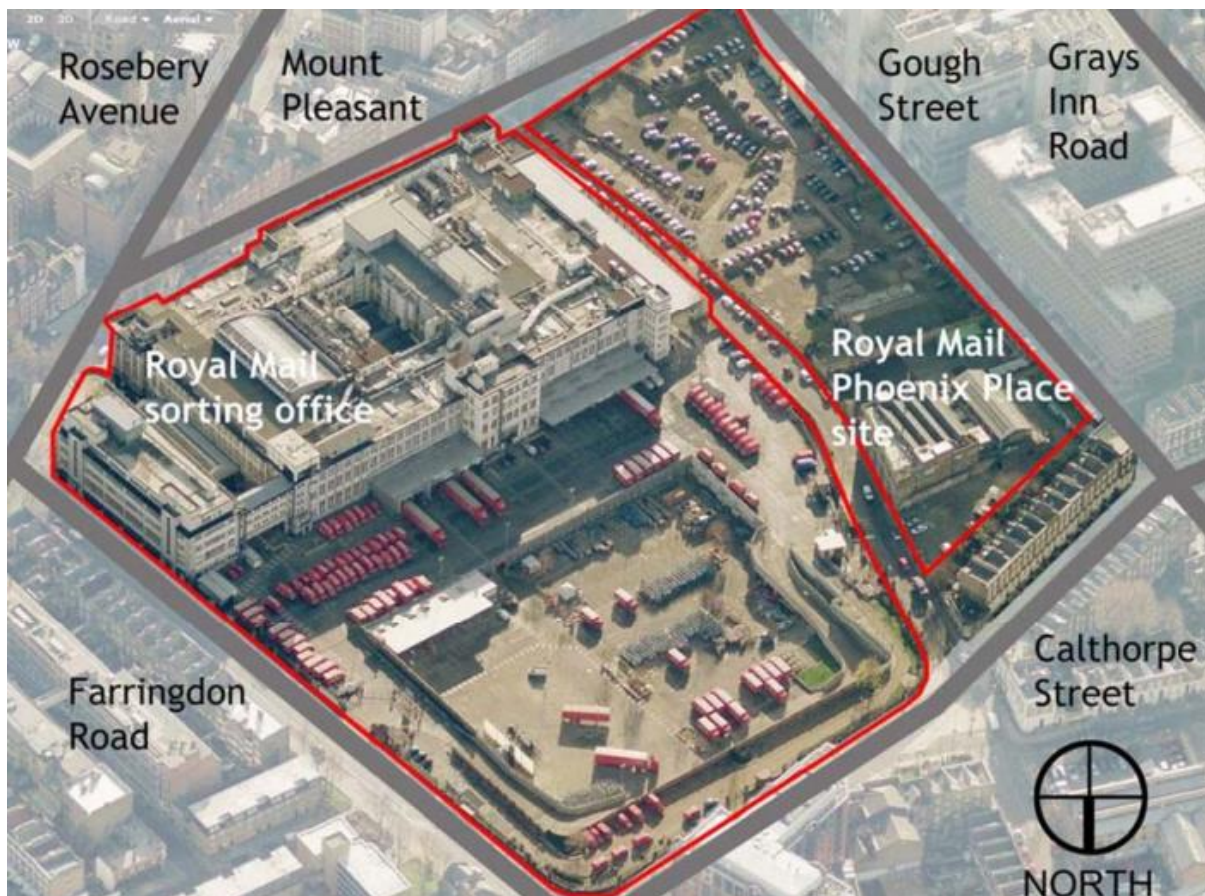


Figure 2 (above): Aerial view of wider site. Islington to the left (Royal Mail sorting office) and Camden (Royal Mail Phoenix Place site) to the right.

- 2.2 The 1.17ha (gross)/1.03ha (net) Camden site includes the mainly open areas of land that were formerly within Royal Mail's ownership, lying between Gough Street (SW), Mount Pleasant (SE) and Phoenix Place (NE). It excludes the site of the British Postal Museum & Archive building (15-21 Phoenix Place) at its northern end, and thus only directly adjoins the rear boundaries of the properties at 26-32 (even) Calthorpe Street. The site was previously covered with staff parking and a number of small buildings. It lies between the Bloomsbury and Hatton Garden Conservation Areas, is subject to the Mount Pleasant Supplementary Planning Document (Camden and Islington joint adopted February 2012) and comprises the greater part of Site 24 within the

Site Allocations Document DPD (September 2013). Other designations include: London Suburbs Archaeological Priority Area, potential contaminated land, Central London Area, Parliament Hill to St Pauls Strategic Viewing Corridor (2A.1) and PTAL 6b - Excellent. The Camden development is broken into two phases (Phase 1 and 2).

Application site

- 2.3 The application site lies within the northeast of the Camden development, within an area that would form part of Phase 2. It faces Phoenix Place to the east, opposite the Royal Mail Sorting Office, and is surrounded by vacant land/temporary Royal Mail car parking to the north, south and west. The application area is shown in Figure 3 below.



Figure 3 (above): The red line indicates the application site, the red solid area the application building and the blue line the wider Camden site.

3 PROPOSAL

- 3.1 Planning permission is sought for a temporary marketing suite (for a period of two years) associated with the Mount Pleasant development approved under 2013/3807/P dated 30/03/2015.
- 3.2 The proposed detached structure would have four storeys with a maximum height of 15.3m, a width of 12.5m, a depth of 22.11m and a footprint of 242.07m². The ground floor includes a reception and sales area, the first floor contains a model three bed flat, the second floor a two bed flat and the upper

level a roof terrace. The flats include open sided internal balconies and are modelled on the units proposed as part of the Mount Pleasant development.

- 3.3 The proposed four storey building uses horizontal and vertical planes and has landscaping at ground and roof levels. The materials include glass balustrades, laser cut metal detail panelling, glass curtain walling, PPC aluminium (doors, windows), a metal pergola (at upper level) and feature glazing. Possible locations for signage are indicated on the drawings; however, these would require separate advertising consent and permission is not given for them here. The proposal has a covered ground floor area and provides 3 Sheffield stands (6 spaces).
- 3.4 The Mount Pleasant Phoenix Place development (ref: 2013/3807/P) will be built in two phases – Phase 1 and 2. Phase 1 is located on the southern portion of the site and is due to commence construction in Summer 2018. Phase 2 will be located on the northern portion of the site and will be developed at a later date. The proposed marketing suite would be located on vacant land to the north of the site to assist with the sales of Phase 1. It would be dismantled after a period of two years for the land to be developed as part of Phase 2.

4 RELEVANT HISTORY

Main development

- 4.1 **Phoenix Place scheme (London Borough of Camden) 2013/3807/P:** Planning permission was granted by the Mayor of London on 30/03/2015, subject to planning conditions and a section 106 legal agreement. The development includes new buildings of 5-15 storeys, 345 dwellings, 823m² of flexible retail and community floorspace and associated works.
- 4.2 **Calthorpe Street scheme (London Borough of Islington) P2013/1423/FUL:** Planning permission was granted by the Mayor of London on 30/03/2015, subject to planning conditions and a section 106 legal agreement. The development includes demolition of existing buildings/structures and 6 new buildings of 3-12 storeys, 366 dwellings, 1,428m² retail and community floorspace and associated works, including a vehicle ramp, acoustic roof deck and excavation and enabling works for Royal Mail operations.
- 4.3 Both the Camden and Islington developments have had a number of subsequent non-material amendment and approval of detail applications approved/discharged. More details of two specific applications are detailed below.
- 4.4 **Phoenix Place scheme (London Borough of Camden) non-material amendment 2018/0817/P:** The non-material amendment varied conditions 2 (Approved Plans list), 21 (Green/Brown Roofs) and 30 and 31 (Unit Flipping details), to planning permission 2013/3807/P. The changes include the rearrangement of internal layouts; alterations to basement layout; amendments to the approved residential unit mix (including 3 additional

affordable rent units and 3 less private units and dwelling size mix within the private tenure); changes to building elevations and landscaping/amenity spaces. It was granted on 01/05/2018 and is subject to a Unilateral Undertaking to secure additional affordable housing and amend the following within the original S106 dated 27 March 2015: the affordable housing schedule, the affordable housing plans and Viability Review 1.

- 4.5 **Calthorpe Street scheme (London Borough of Islington) minor-material amendment P2017/1999/S73:** An application was submitted on 12/06/2017 to vary conditions to primarily amend the section and phasing plan conditions, as well as a number of other technical details (including archaeology, water, SUDS, sound insulation, air quality etc.). The most significant proposal is to make changes to the phasing to allow Block G to come forward independently of Section 3. The application is still being determined and would require a Deed of Variation to the original section 106 agreement if deemed acceptable.

Community Right to Build Order

- 4.6 During November 2016, the Mount Pleasant Association submitted a Community Right to Build Order proposal for five linked buildings ranging from 4-8 storeys. It included 125 residential units, circa 1,200m² commercial space and over 900m² communal open space. A Community Right to Build Order is a type of planning permission that is prepared by community organisations. They must first pass an independent examination to decide whether the Order meets a number of statutory requirements. If passed at examination stage, a referendum to decide whether to make the Order is held in the neighbourhood area. The examination took place during January 2017. The independent examiner found that the Order does not meet all the statutory requirements and therefore should not proceed. In accordance with legislation, councils must refuse a draft Order if this is the recommendation of the examiner. The London Borough of Camden issued a decision notice on 12/05/2017 confirming that the Order had been refused.

Calthorpe House

4. **British Postal Museum & Archive (Camden) 2012/1897/P:** Planning permission was granted, subject to conditions and a section 106 agreement on 25/06/2012. The development allowed the conversion of no.15-51 Phoenix Place, at the north eastern part of the Royal Mail landholding in Camden, from offices (Class B1) to a new Postal Museum and Archive (Class D1) with ancillary bar/café facilities. The café is located on the ground floor along with the main museum gallery and an archive area. To the upper floors are education/multifunction space, archive areas, meeting spaces and offices. All planning conditions and legal obligations have been discharged and the development is operational. A minor-material amendment (2017/1252/P dated 19/09/2017) was approved to allow the premises to be used for public and private events (Sui Generis) and extend the hours of operation of the buildings uses and courtyard. The minor-material amendment included a Deed of Variation with an additional obligation requiring an operational management plan.

British Postal Museum

4. **Islington ref: P2013/3484:** Planning permission (subject to conditions and a section 106 legal agreement) was approved to part of the basement, underground tunnels and ground floor ancillary workshop spaces at the Mount Pleasant Sorting Office on 12/09/2014. The development allowed the change of use and refurbishment of the Royal Mail space to provide a new exhibition, rail ride and conference facility (sui generis use class) associated with the British Postal Museum & Archive. The permission has been implemented and is operational.

Marketing suites

4. **Land at Swiss Cottage (bounded by Avenue Road, Adelaide Road and Winchester Road):** Temporary permission was granted under PEX0200160 dated 18/07/2002 for a two storey structure on the Adelaide Road frontage for use as a marketing suite for a three year period pending redevelopment works on the Swiss Cottage site.
4. **5 Triton Square:** Temporary permission was granted under 2008/0154/P dated 28/02/2008 for a single storey building for use as a marketing suite for 4 years. The marketing suite related to a development at 360-376 Euston Road 1-56 Osnaburgh Street & 23-43 Longford St approved under 2004/1700/P.
4. **187-199 West End Lane:** Temporary permission was granted under 2013/0812/P dated 08/04/2013 for a single storey structure at front of site for use as marketing suite for two years. The marketing suite was related to the major redevelopment approved under 2011/6129/P which included 198 residential units.
- 4.11 **Gasholder's Marketing Suite, Kings Cross:** Temporary permission was granted under 2014/7724/P dated 26/01/2015 for a two storey building to be used as a marketing suite for four years in association with the Gas Holder Triplets development.

5 CONSULTATION SUMMARY

Statutory Consultees

- 5.1 Thames Water were consulted on 07/06/2018: No response has been received.
- 5.2 Transport for London (TfL) on 29/06/2018: TfL confirmed that they have no objections to the application. They noted that the New London Plan requires 9 long-stay spaces and 1 short-stay for a development of this size; however, officers note that the New London Plan is not adopted policy and only has limited weight and that the proposal is for a temporary marketing suite. TfL confirmed that they are satisfied with the submitted Construction Management Plan.

5.3 London Borough of Islington were consulted on 07/06/2018: A receipt of an application was received on 08/06/2018; however, no observations on the merits of the proposal have been made.

5.4 Historic England Greater London Archaeological Advisory Service (GLAAS) on 19/06/2018: GLAAS recommended no archaeological requirement. Their formal comments state:

‘Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

I agree with the applicant’s archaeological statement explaining that this part of the Phoenix site has been archaeologically investigated. No further assessment or conditions are therefore necessary.’

Local Groups

5.5 The Bloomsbury CAAC and the Mount Pleasant Forum were consulted on 07/06/2018. No responses were received from these local groups.

Adjoining Occupiers

<i>Total number of responses received</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

5.6 Five site notices were displayed from 13/06/2018 in the following locations:

- 1 in front of application site on Phoenix Place
- 1 on the corner of Gough Street and Mount Pleasant
- 1 near the corner of Gough Street and Calthorpe Street
- 1 on the corner of Phoenix Place and Mount Pleasant
- 1 near the corner of Phoenix Place and Calthorpe Street

5.7 No comments from third parties were made.

6 POLICIES

6.1 Set out below are the LDF policies that the proposals have primarily been assessed against. It should be noted that recommendations are based on the assessment of the proposals against the development plan taken as a whole together with other material considerations. In making the recommendations,

account has been taken of all relevant statutory duties including section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.2 National Planning Policy Framework 2012 (NPPF)

On 27th March 2012, the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations, which should be taken into account in determining planning applications.

6.3 The London Plan 2016

6.4 Mayor's Supplementary Planning Guidance

6.5 Camden Local Plan 2017

G1 (Delivery and location of growth)

E1 (Economic development)

E2 (Employment premises and sites)

C5 (Safety and security)

C6 (Access for all)

A1 (Managing the impact of development)

A4 (Noise and vibration)

D1 (Design)

D2 (Heritage)

CC1 (Climate change mitigation)

CC2 (Adapting to climate change)

CC3 (Water and flooding)

CC4 (Air quality)

CC5 (Waste)

T1 (Prioritising walking, cycling and public transport)

T4 (Sustainable movement of goods and materials)

6.6 Supplementary Planning Policies

Camden Planning Guidance (CPG)

- CPG1 Design 2015 (updated March 2018)
- CPG3 Sustainability 2015 (updated March 2018)
- CPG Amenity 2018
- CPG7 Transport 2011

6.7 Other documents

Mount Pleasant Supplementary Planning Document (SPD) adopted
22/02/2012

Mount Pleasant Neighbourhood Forum – Neighbourhood Plan (Draft March
2018)

ASSESSMENT -

The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land Use
8	Design, Character and Appearance, Impact on Heritage Assets
9	Neighbouring Amenity
10	Transport and Access
11	Sustainable Design and Construction
12	Trees and Landscaping
13	Other Matters
14	Community Infrastructure Levy (CIL)
15	Conclusion
16	Legal Comments

7 Land Use

- 7.1 The proposed development is for a temporary sales and marketing suite on vacant land at the Mount Pleasant development site. It would be associated with the Phoenix Place development, approved under 2013/3897/P, to help assist with sales for the first phase of the scheme. The temporary building would be removed after two years, so the land can be used for the second phase of the development.
- 7.2 The ground floor would contain a welcome hub and sales centre with associated facilities, with the first and second floors providing show flats (a typical two and three bedroom unit). The upper floor would have a communal roof terrace to showcase what is proposed to be delivered within the main development as well as providing an outlook into the construction site. The applicant states that the marketing suite, and the above components of the building, are considered essential in order to help assist sales of the development.
- 7.3 The marketing suite is considered to have minor public benefit, as it would provide employment opportunities associated with its construction and operation and potentially lead to higher sales of the private units which could lead to an increase in affordable housing provision (through future viability reviews). Despite this, officers consider that the proposal is only acceptable for a temporary period and as the marketing suite is associated with the main development. Its permanent use/retention would conflict with the Mount Pleasant scheme and its delivery. Therefore, if the marketing suite were to be retained in perpetuity it would conflict with policy G1 of the Local Plan, among others, which aims to secure high quality development and promote the most efficient use of land and buildings as well as maximise housing and other plan priorities. The continued use of the marketing suite would therefore be resisted as it would be an inefficient use of Camden's limited land.
- 7.4 On this basis, the proposal is acceptable in land use terms for a temporary period.

8 Design, Character and Appearance, Impact on Heritage Assets

- 8.1 The proposal would be located on the wider Phoenix Place Mount Pleasant site, fronting onto Phoenix Place which faces the Royal Mail Sorting Office. The design concept is inspired by the history of the site and its connections and location in regards to the Royal Mail Sorting Office.
- 8.2 The building would be four storeys in height. It uses horizontal and vertical planes to provide transparency into the building and the detailed design for the external cladding draws references to the nearby geometric cross-over of the mail rail tracks. The proposal is staggered in height and maintains setbacks. It has a part width element that projects forward with a canopy at ground level and setback upper levels. This reduces the perceived scale and massing of the building. The proposal includes landscaping at ground floor level to interface with the public realm and a landscaped terrace.
- 8.3 Officers consider that the structure would not be considered acceptable as a permanent feature. This is due to its design quality and impact on the character and appearance of the surrounding area as well as the fact it would conflict with the Mount Pleasant development. The part of the site that the proposal is located has consent for a nine storey building (Block C which will be constructed in Phase 2) and contains part of a new public open space.
- 8.4 The proposed development is not within a designated conservation area and it is within the context of a major redevelopment site of 5-15 storeys, which will be ongoing during its existence. It would not be acceptable in perpetuity, whether as a complete standalone isolated structure or integrated as part of the wider Mount Pleasant scheme, so is therefore only granted on a temporary basis. The applicant has sought this period to be for a little over two years until the end of October 2020 which is considered acceptable.
- 8.5 Based on the above, the proposal complies with policies D1 and D2 which seek high quality design that respects local character and heritage assets; however, any permanent proposal would be strongly resisted.

9 Neighbouring Amenity

- 9.1 The temporary proposal would be surrounded by vacant land/temporary Royal Mail car parking to the north, south and west and Phoenix Place to the east, ensuring there would not be a material level of harm to neighbouring buildings/occupiers. It would not be located near any residential occupiers until the completion of the Mount Pleasant development, when it would be removed. The permanent retention of the structure would not be acceptable as it would harm the living conditions and open space provisions of prospective occupiers.
- 9.2 Subject to temporary permission being granted the proposal would comply with policy A1, which seeks to protect the quality of life of occupiers and neighbours.

10 Transport and Access

- 10.1 The proposal would include the provision of three cycle parking stands in the courtyard adjacent to Phoenix Place. This would provide secure cycle parking facilities for six bicycles, thereby helping to encourage staff and visitors to cycle to and from the site. The cycle parking is in accordance with planning guidance (CPG7 - Transport) and is welcomed.
- 10.2 There would be no provision of on-site car parking. Staff and visitors in possession of a blue badge would be able to park on Phoenix Place.
- 10.3 Servicing to the marketing suite would occur from Phoenix Place. Given the scale and nature of the use, it is not considered that it would generate a significant number of servicing related vehicle trips. Therefore, a servicing management plan is not necessary.
- 10.4 A Construction and Environmental Management Plan has been submitted to detail how the marketing suite would be constructed to ensure there is minimal impact on neighbouring occupiers and road networks. The document has been prepared in line with the Council's Minimum Requirements for Building/Construction/Demolition Sites and guidance on Construction Management Plans (including the pro-forma). The construction period would last 12 weeks. The submitted plan details the following:
- the specific obligations when undertaking the works;
 - the particular measures to be used during the works; and
 - the details of the control measures for environmental issues
- 10.5 It is also noted that there is a large body of environmental and safety requirements relevant to construction projects, in the form of primary legislation (Acts of Parliament), secondary legislation (Statutory Instruments, including Regulations and Orders) and statutory guidance and Codes of Practice. The contractor has confirmed that they will comply with all prevailing legislation including any requirements under Health and Safety legislation.
- 10.6 The Construction Management Plan as part of the main development has been discharged, and the works would be in accordance with the approved document. A member of the project staff would be appointed as a point of contact for the Construction Working Group that has been created for the wider Mount Pleasant construction scheme. They will be responsible for responding to any queries and logging complaints and ensuring appropriate action is taken.
- 10.7 The submitted details are considered acceptable by the Council's Principal Transport Officer.

11 Sustainable Design and Construction

- 11.1 The proposal would provide less than 500m² in GIA, so would therefore not trigger requirements for a sustainability statement or energy statement. As the

building would be for non-residential use there are no quantified targets, in terms of improvements over Building Regulations or renewable energy. Officers also note that the building would be for a temporary period and do not consider that the nature or use of the proposal would give rise to any significant sustainability implications.

- 11.2 Very little information on sustainability matters was provided by the applicant up front with the submission of the application. Comfort would be required in terms of energy services, heating and power provision in the interests of air quality and sustainability. To ensure that sustainable measures would be used, and not harmful ones such as diesel, a prior to the occupation of the development condition would be attached to any approval requiring these details to be submitted.

12 Trees and Landscaping

- 12.1 The proposal includes feature paving and planting at street level to front the public realm, as well as a landscaped roof terrace. These provisions are welcomed. It is noted that the site would be cleared for the Mount Pleasant development and that the main scheme is subject to landscaping conditions and public realm works. The landscaping is therefore only acceptable on a temporary basis as part of the construction process. Any retention would compromise the main scheme.

13 Other Matters

- 13.1 The site is located within an archaeological priority zone and on potential contaminated land. Supporting documents have been submitted to verify that the impacts of the proposals in terms of archaeology and ground conditions are acceptable. Historic England GLAAS confirmed that the details are acceptable. It is noted that both the archaeological and land contamination conditions as part of the wider scheme have been discharged.
- 13.2 The proposal would include an undercroft area to the front of the building that could potentially result in anti-social behaviour (ASB) issues. To counteract any issues, CCTV would be installed to survey the canopy area along with a 'dusk till dawn' sensor (which uses a continuous low level light). The CCTV, sensor and lights would be placed in areas that they could not be tampered with. Furthermore, the site benefits from 24/7 security and the planters have been designed so that the retaining walls are not wide enough for rough sleeping, with planting at the edges using defensible spikey planting. The Council's Design Out Crime Officer reviewed the details and considered them acceptable.

14 Community Infrastructure Levy (CIL)

- 14.1 The Community Infrastructure Levy Regulations 2010 state under part 2, regulations 5(2):

'But planning permission does not include planning permission granted for a limited period'

14.2 As the proposal is for a temporary period, it is therefore not CIL liable.

15 Conclusion

15.1 The proposed temporary marketing suite would be tied to the first phase of the Phoenix Road element of the Mount Pleasant development. It would only be acceptable on the basis of it being removed within two years.

15.2 The marketing suite would assist with sales of the Mount Pleasant development, and potentially have limited public benefits through employment opportunities and improvements to viability which could lead to further affordable housing benefits (subject to future viability reviews through the S106). The building would not be acceptable as a permanent structure, due to its design quality and conflict the Mount Pleasant development, and is only permitted on a temporary basis. It would not harm the character or appearance of the area as it would be temporary and within the context of a major redevelopment site.

15. Planning Permission is recommended on a temporary basis until the end of October 2020, subject to securing the planning conditions below (paragraph 16.1).

16 Legal Comments

16.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s): **2018/2567/P**

- 1 The use, building and development hereby permitted are for a temporary period only. The use shall cease and all temporary structures and approved parts of the development removed completely on, or before the 31 October 2020.

Reason: The building and use hereby approved is not such as the Council is prepared to approve, other than for a limited period, in view of the fact that they would prohibit progress of the approved on-going redevelopment plans for the Mount Pleasant area, it would not make the most efficient use of Camden's Limited Land, be of an inadequate design quality and harm the character and appearance of the surrounding area. The permanent retention of the proposal would be contrary to the requirements of policies G1, D1 and A1 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans Existing Drawings: (01)-S-000-001 and P021 rev P01.

Proposed Drawings: (03)-S-000-001, ((03)-P-)00G; 001-004 and ((03)-E-)001-004).

Supporting Documents: Cover letter dated 30/05/2018 (ref: DP4771/PEH/TH); Assessment of Ground Contamination Risks letter dated 25/05/2018 (ref: 60570415/PLMS); Design and Access Statement dated June 2018; Construction and Environmental Management Plan Rev B dated May 2018 and letter from CgMs Heritage dated 22/05/2018 (ref: ARCH/SP008).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The cycle parking facility for 6 cycles detail on plan (03)-P-00G, hereby approved, shall be provided in its entirety prior to commencement of the use, and permanently retained for the duration of the temporary use.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to use of the development, details of sustainability measures including energy services, heating and power provision shall be submitted to and agreed by the Local Planning Authority in writing. The measures shall be retained and maintained for the duration of the development.

Reason: In order to secure the appropriate energy and resource efficiency measures and to ensure air quality is not detrimentally affected in accordance with Policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 5 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

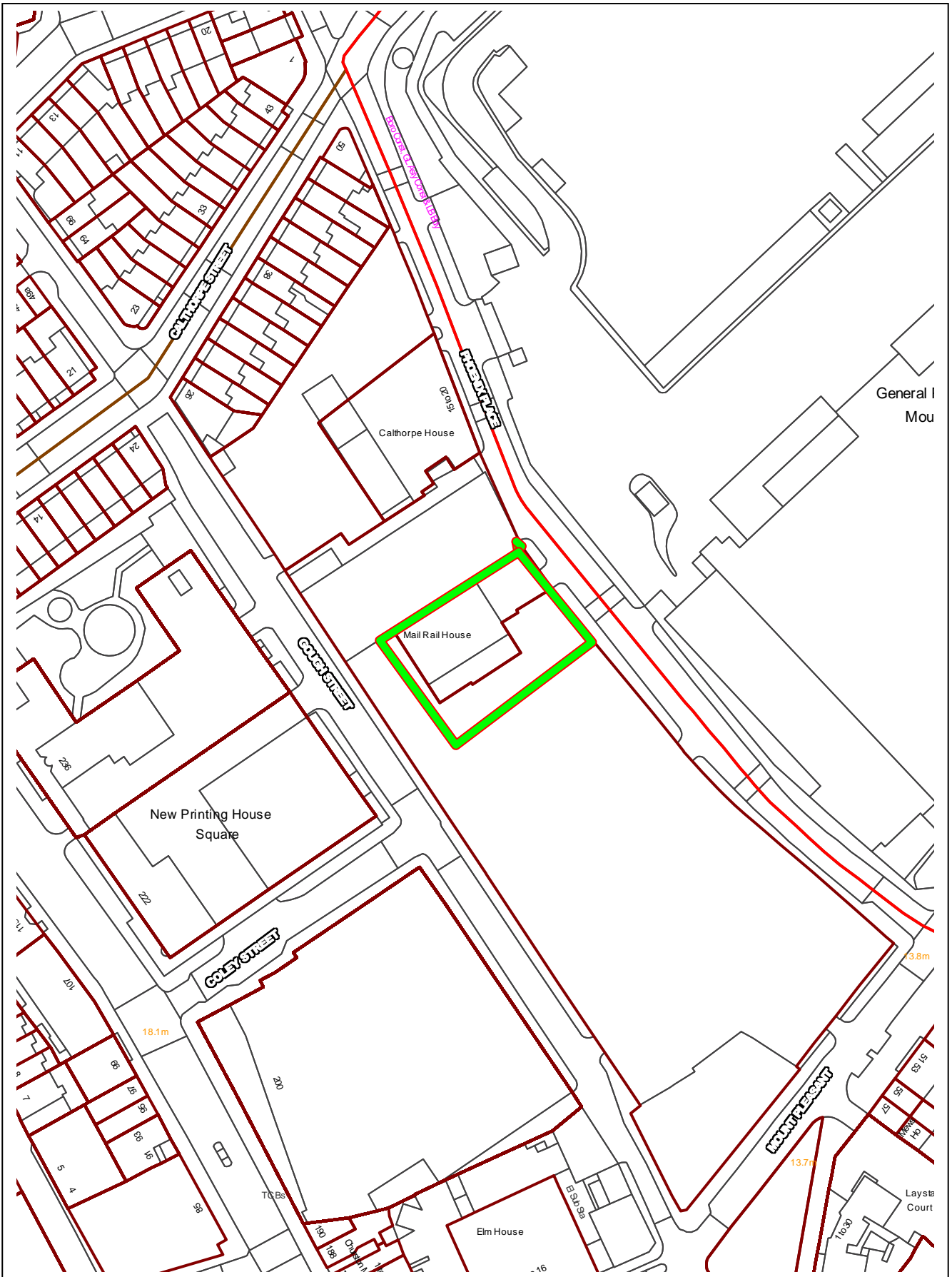
Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 6 At least 6 months prior to the expiration of this temporary permission, details of the method and programme for the suite's removal shall be submitted to and approved by the local planning authority. The removal shall thereafter take place in accordance with the details as have been approved unless otherwise approved by the local authority in writing.

Reason: To ensure that the Council may be satisfied as to the arrangements for removal of the structure in compliance with condition 1 above and in order to safeguard the amenities of the area generally in accordance with policies G1, D1 and A1 of the Camden Local Plan.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS, tel. no. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.



Application No: 2018/2567/P

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

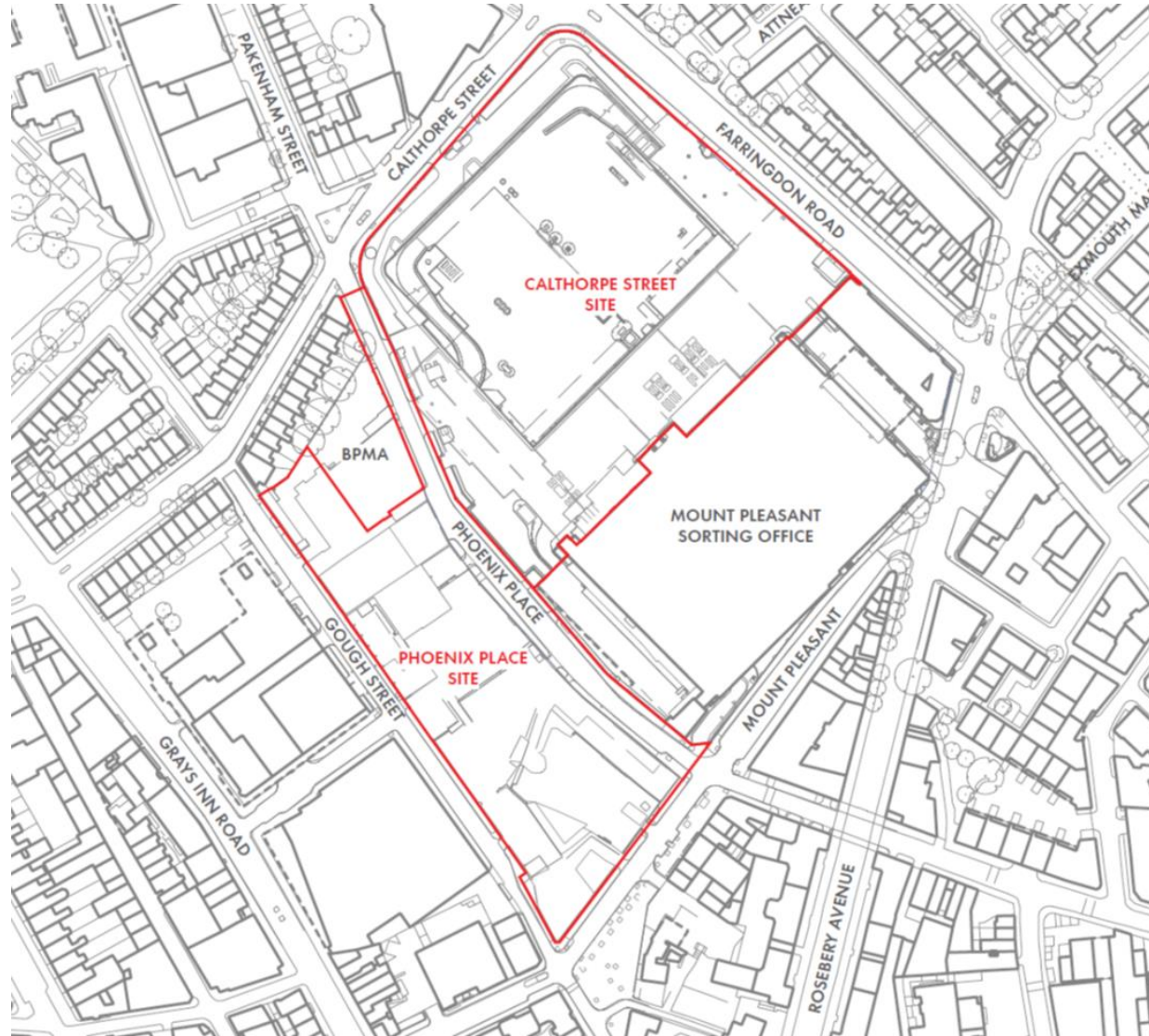
**Scale:
1:1250**

**Date:
9-Jul-18**

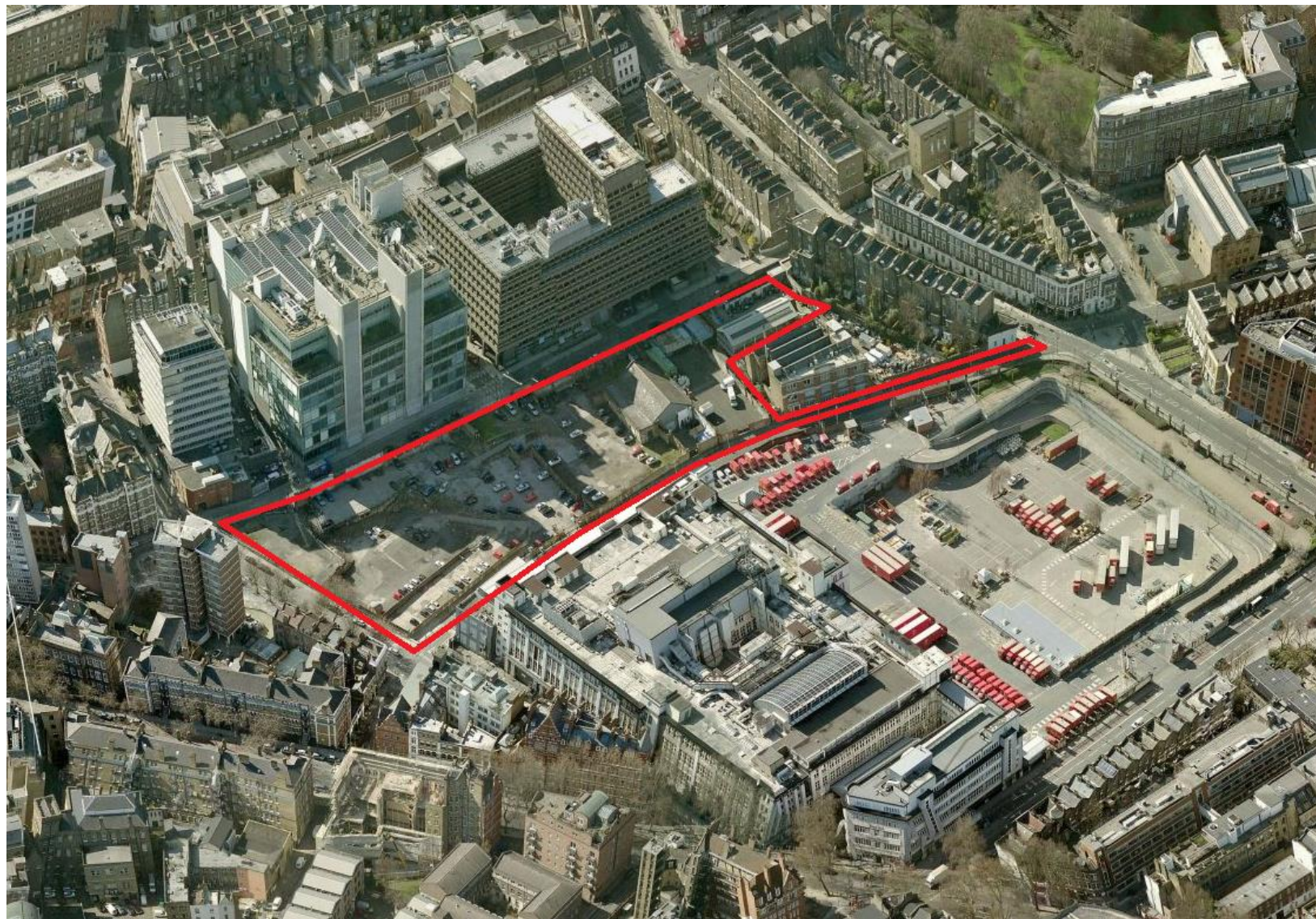


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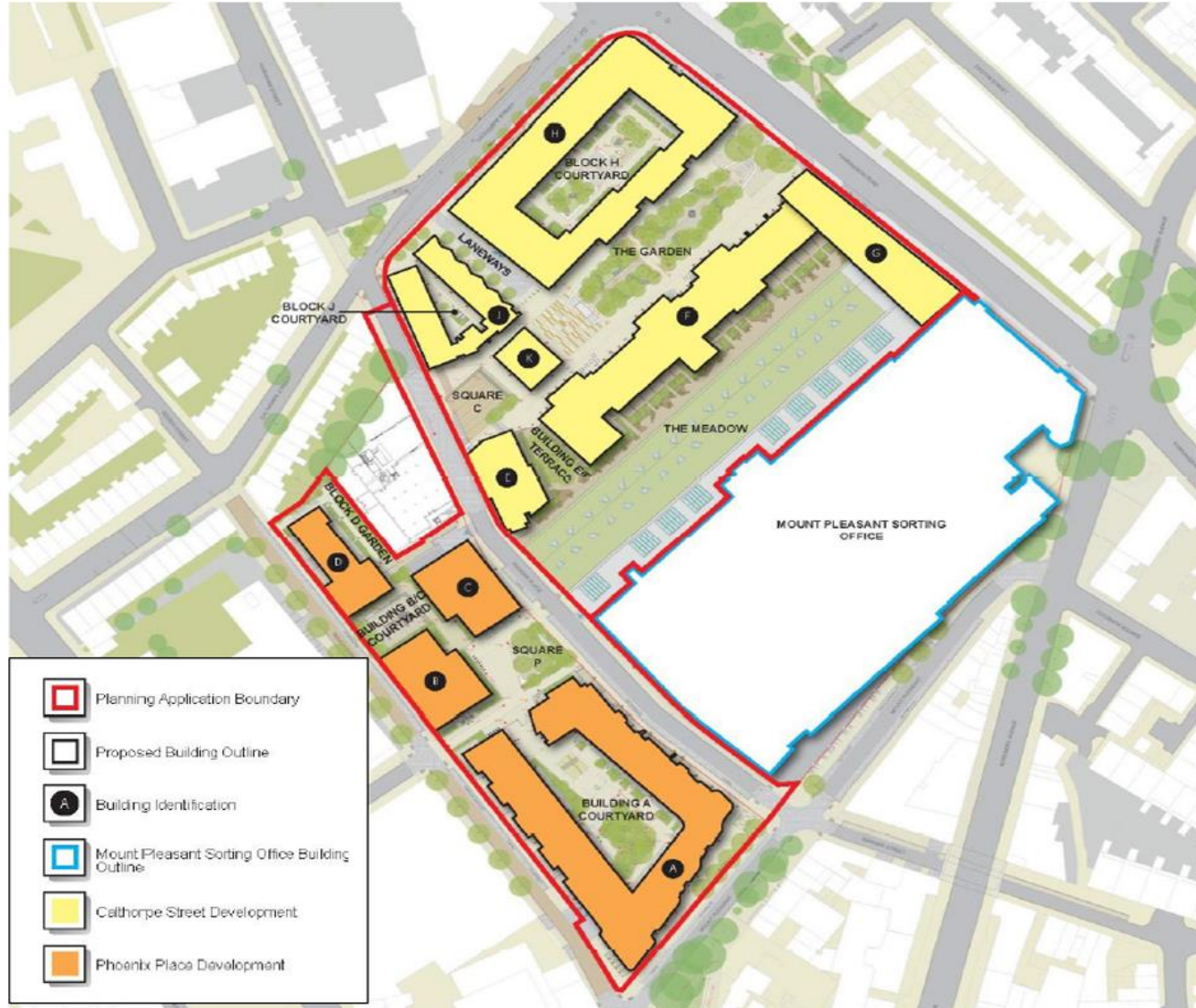
Wider Mount Pleasant Site



Phoenix Place Site (Camden)



Masterplan of Wider Site



Visualisation of Wider Site



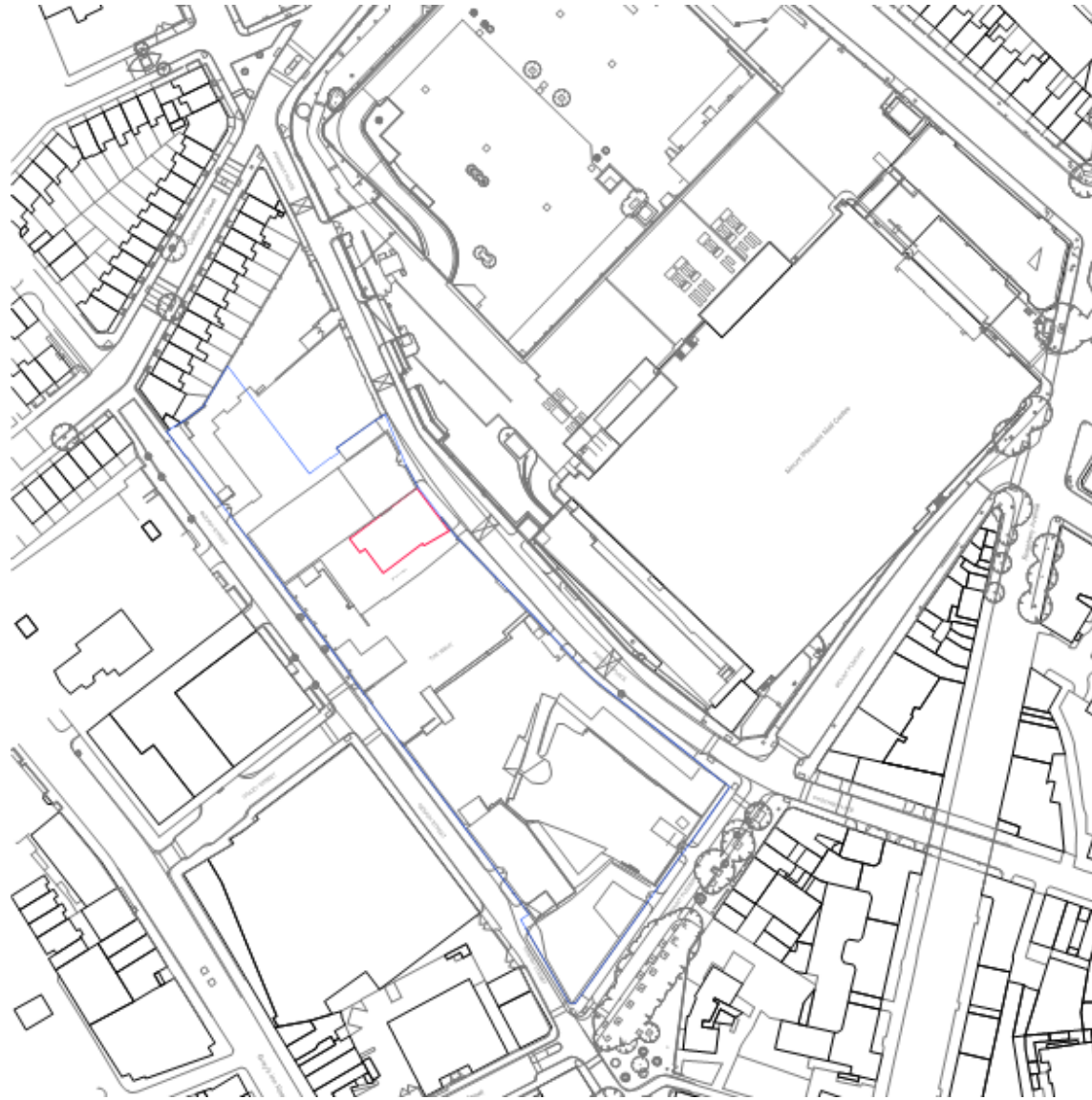
Mount Pleasant Scheme Elevations



Mount Pleasant Scheme Visualisations



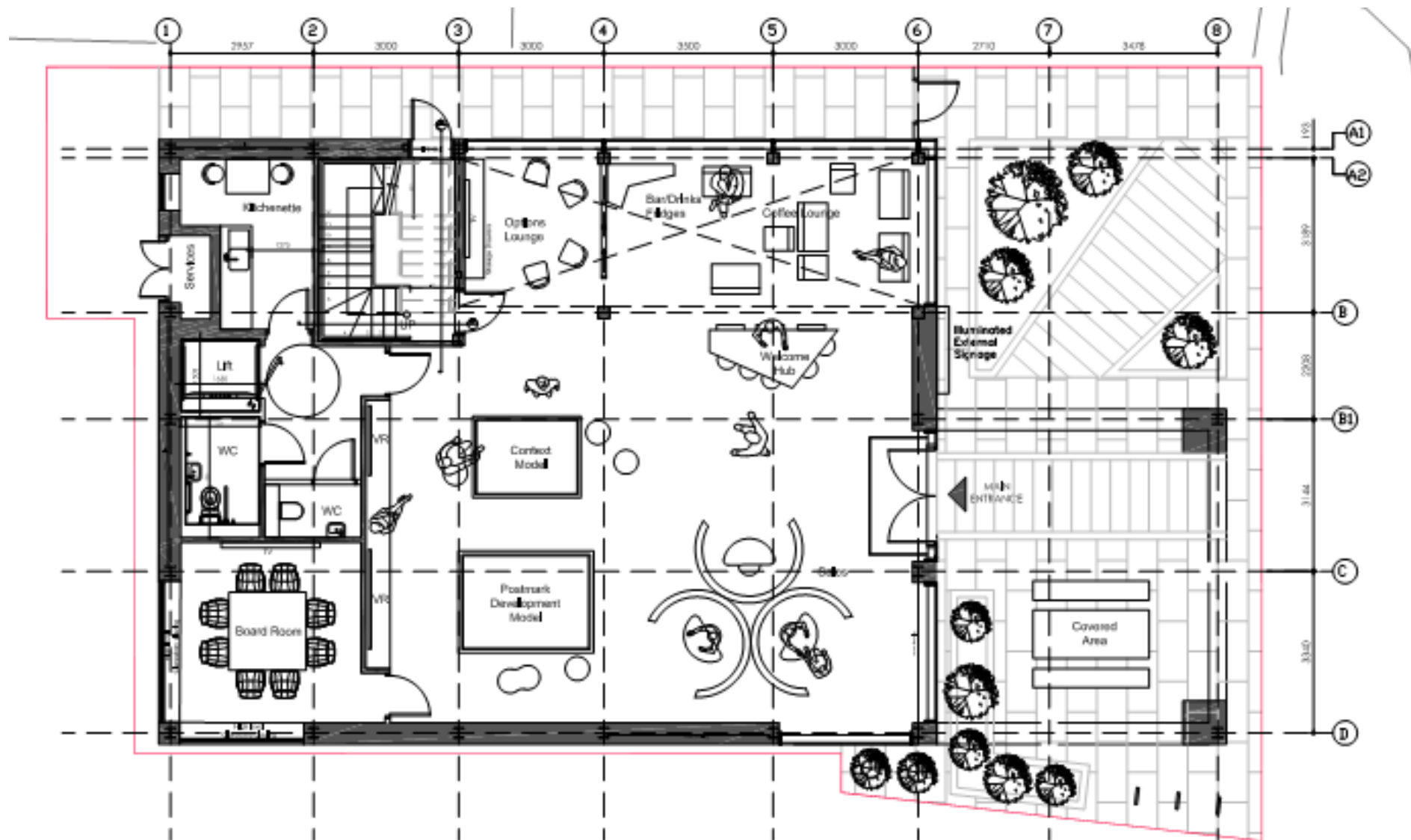
Site Location Plan



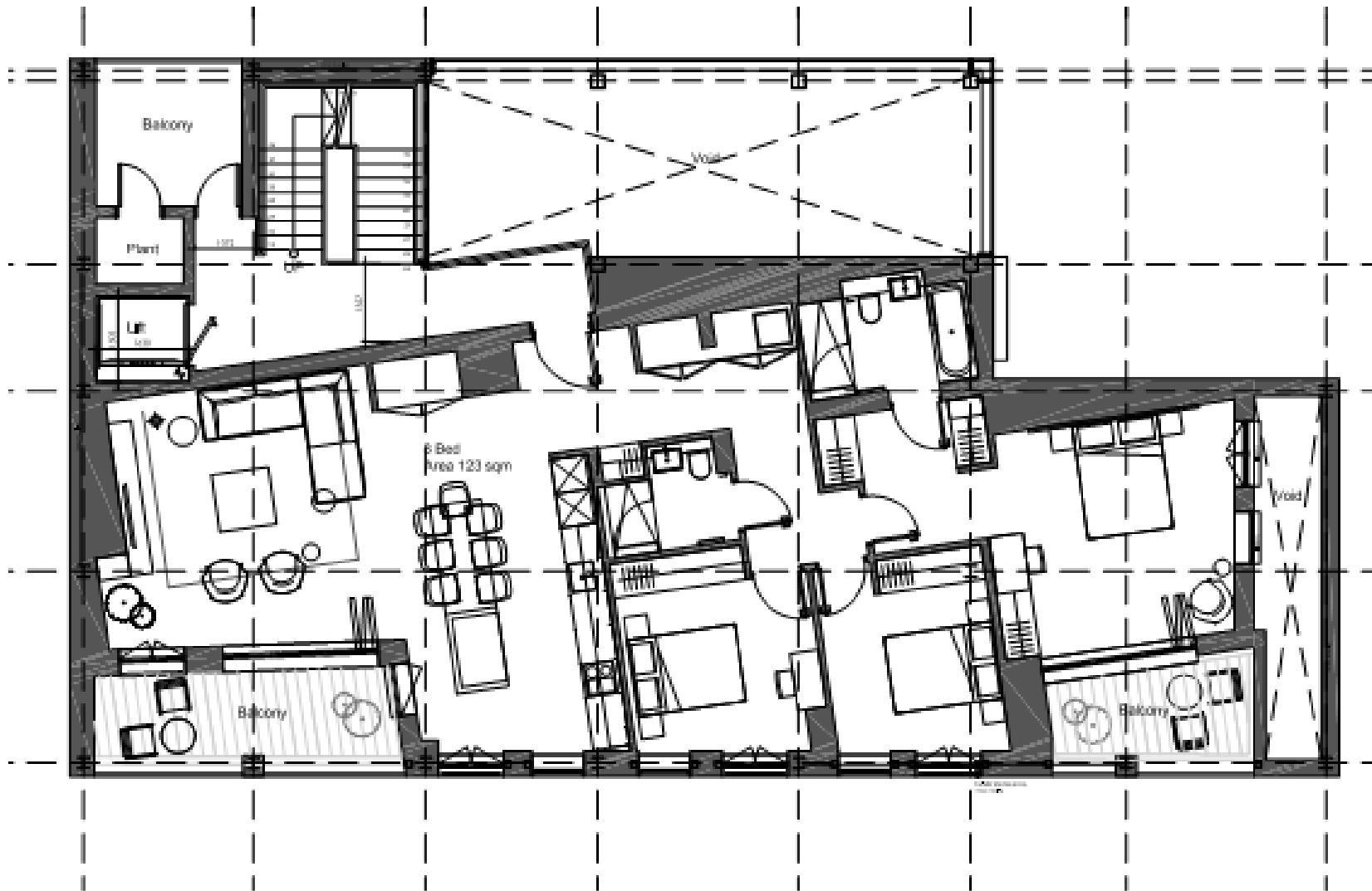


Photos of the application site from the surrounding area

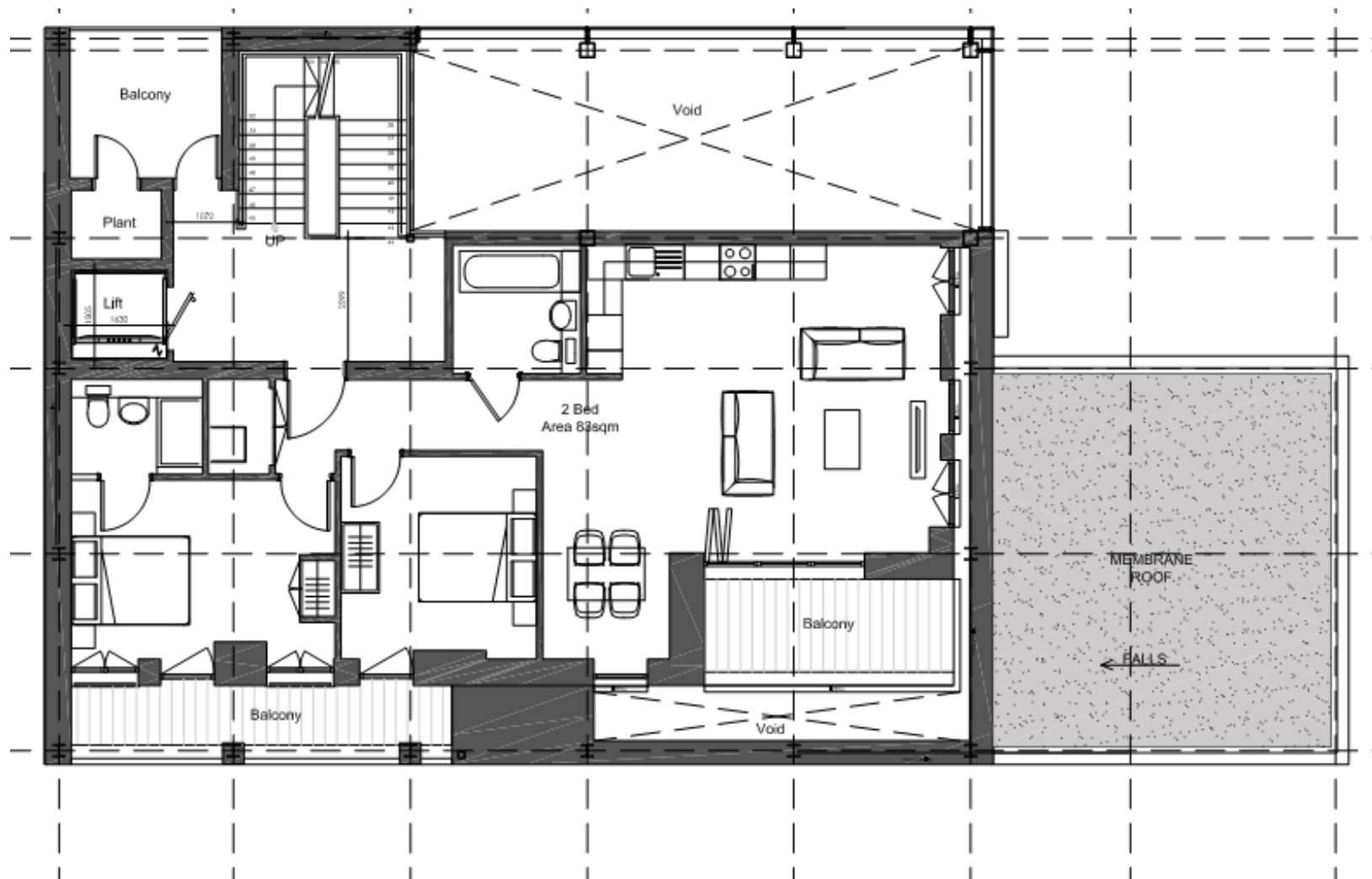




GIA: 184 SQ.M.
GROUND FLOOR PLAN

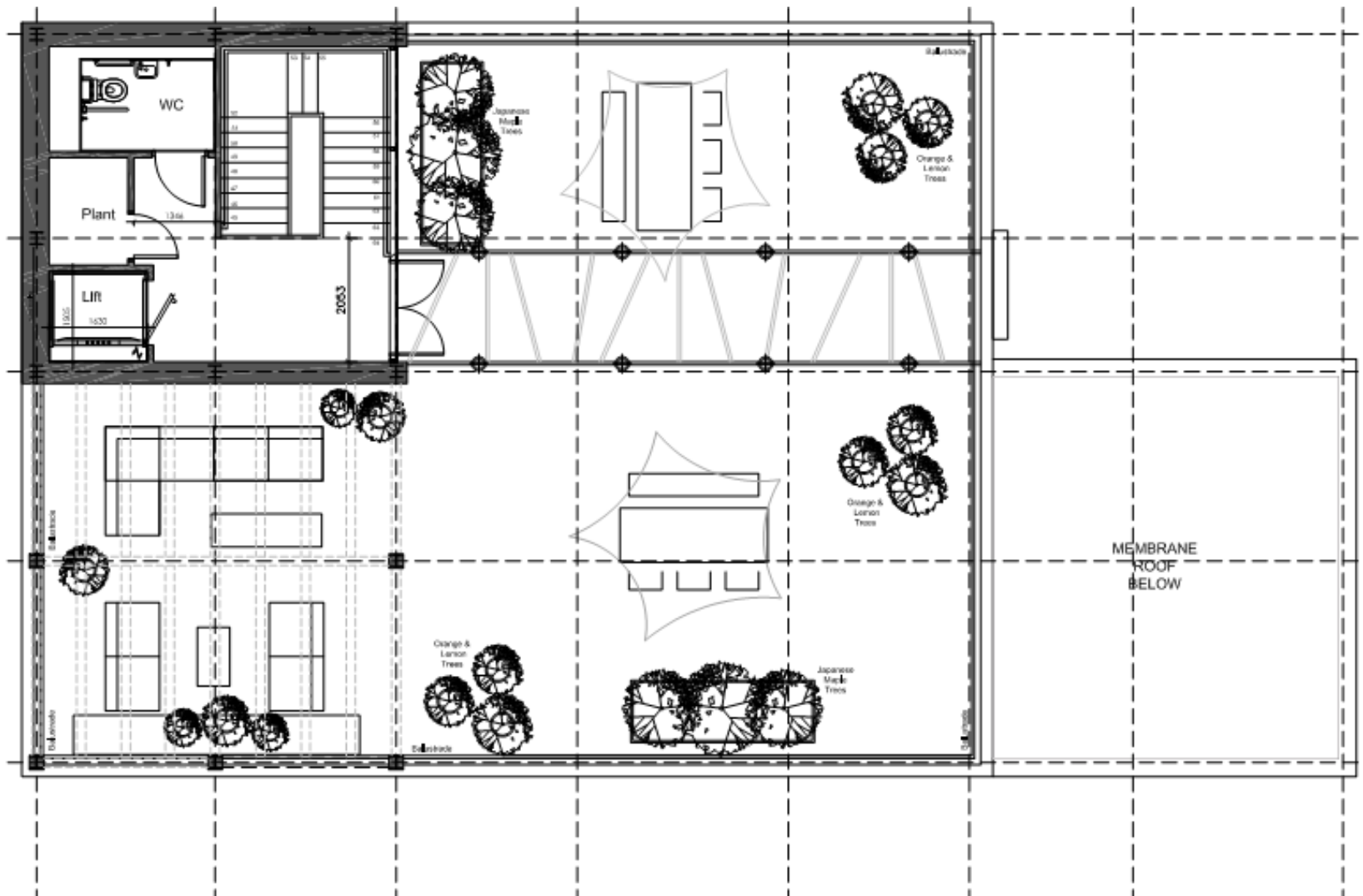


GM: 165 SQ.M
(INCLUDES BALCONIES - EXCLUDES VOIDS)
FIRST FLOOR PLAN

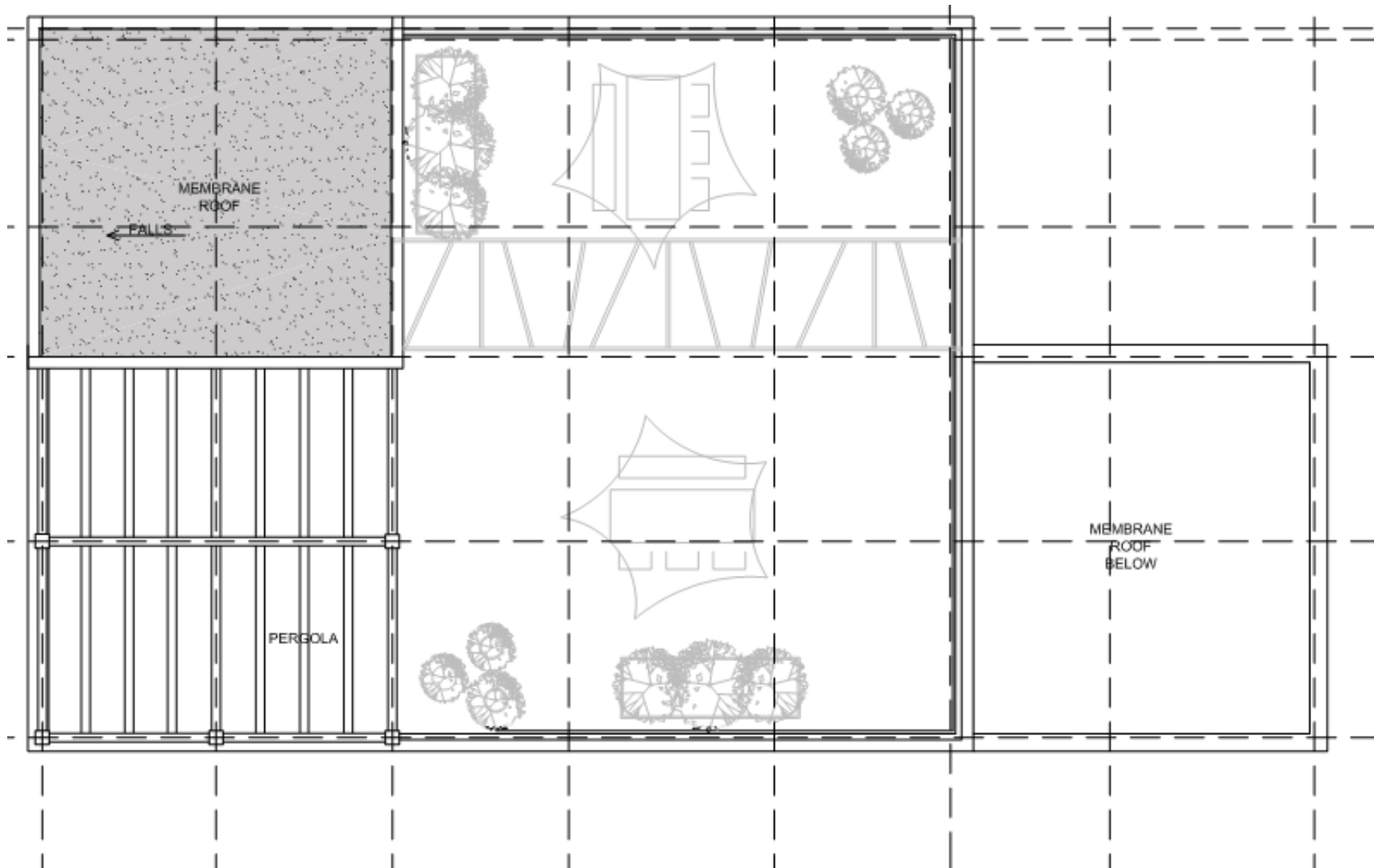


GIA: 125 SQ.M.
(INCLUDES BALCONIES - EXCLUDES VOIDS)

SECOND FLOOR PLAN

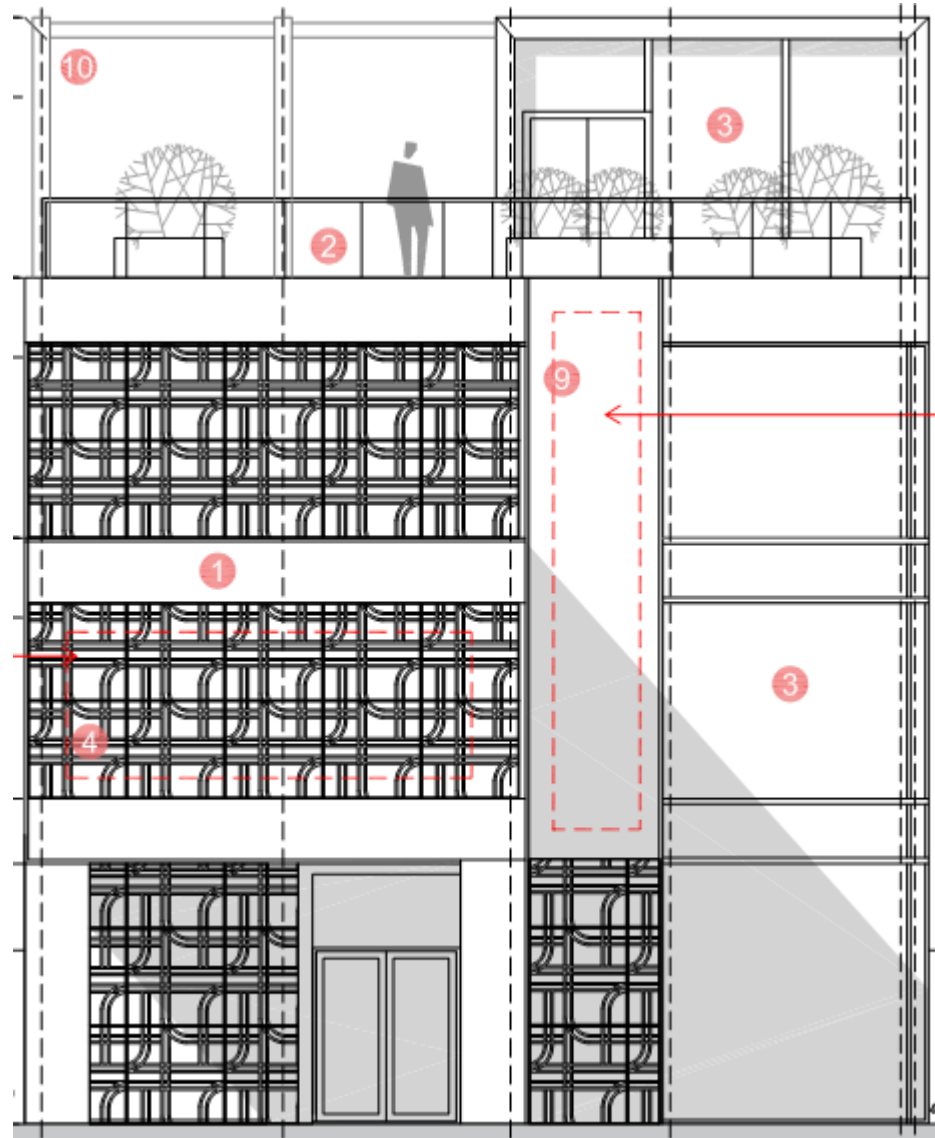


GIA: 20 SQ.M.
 (excludes roof terrace)
THIRD FLOOR PLAN

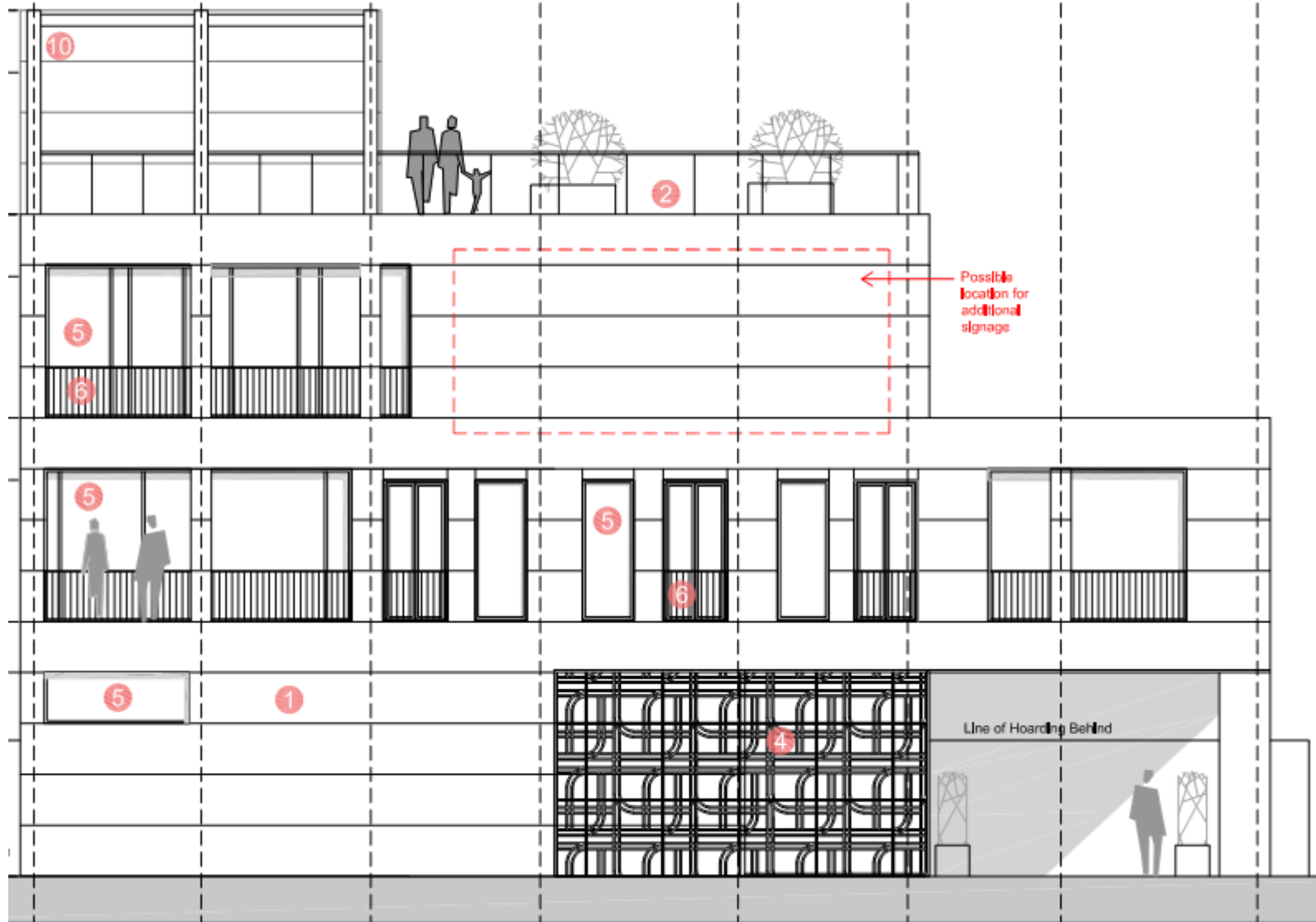


ROOF PLAN

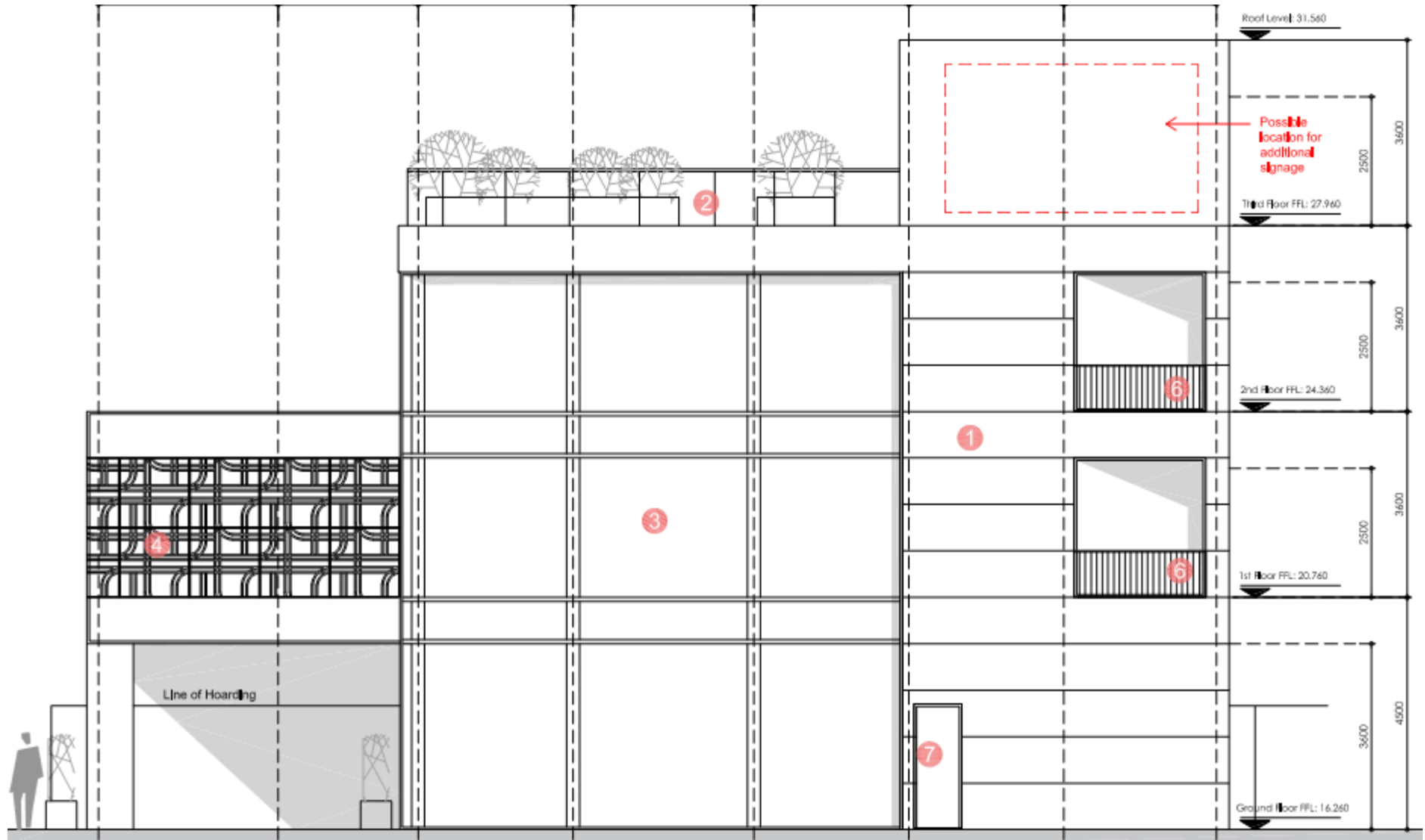
Proposed Front Elevation



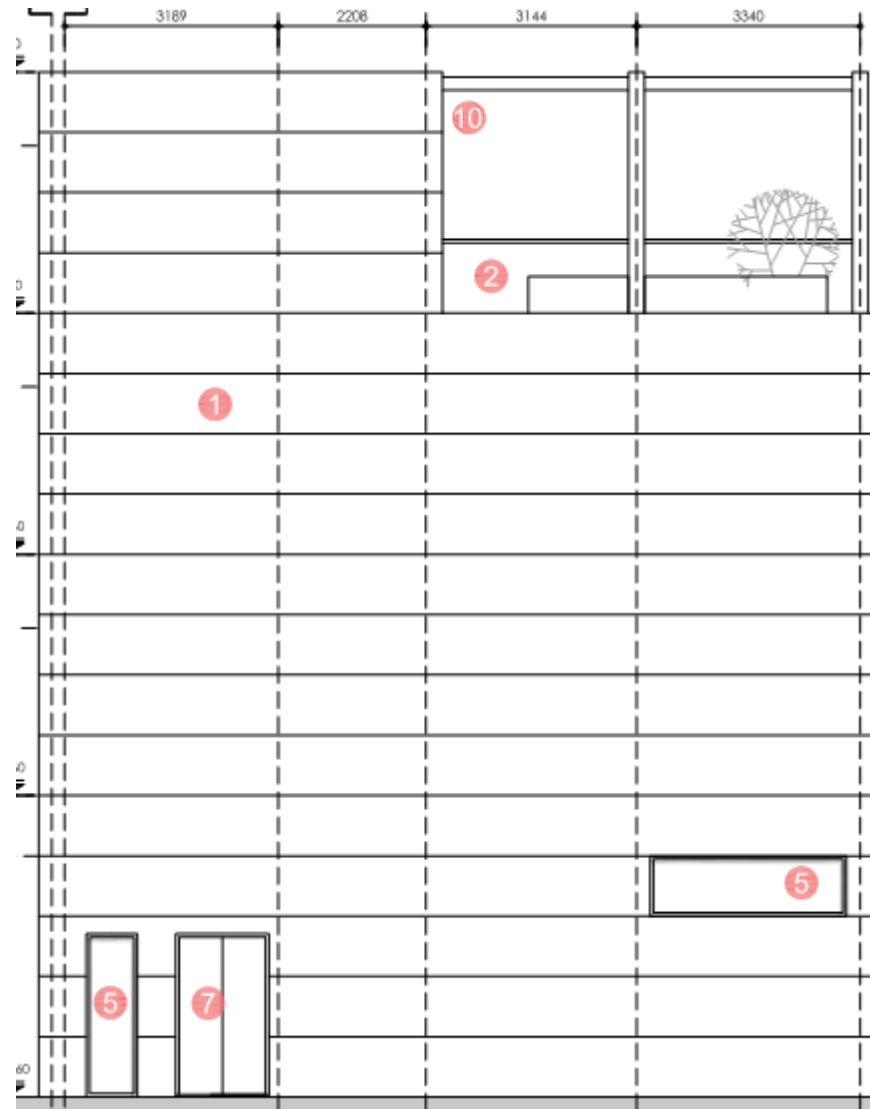
Proposed Side Elevation



Proposed Side Elevation



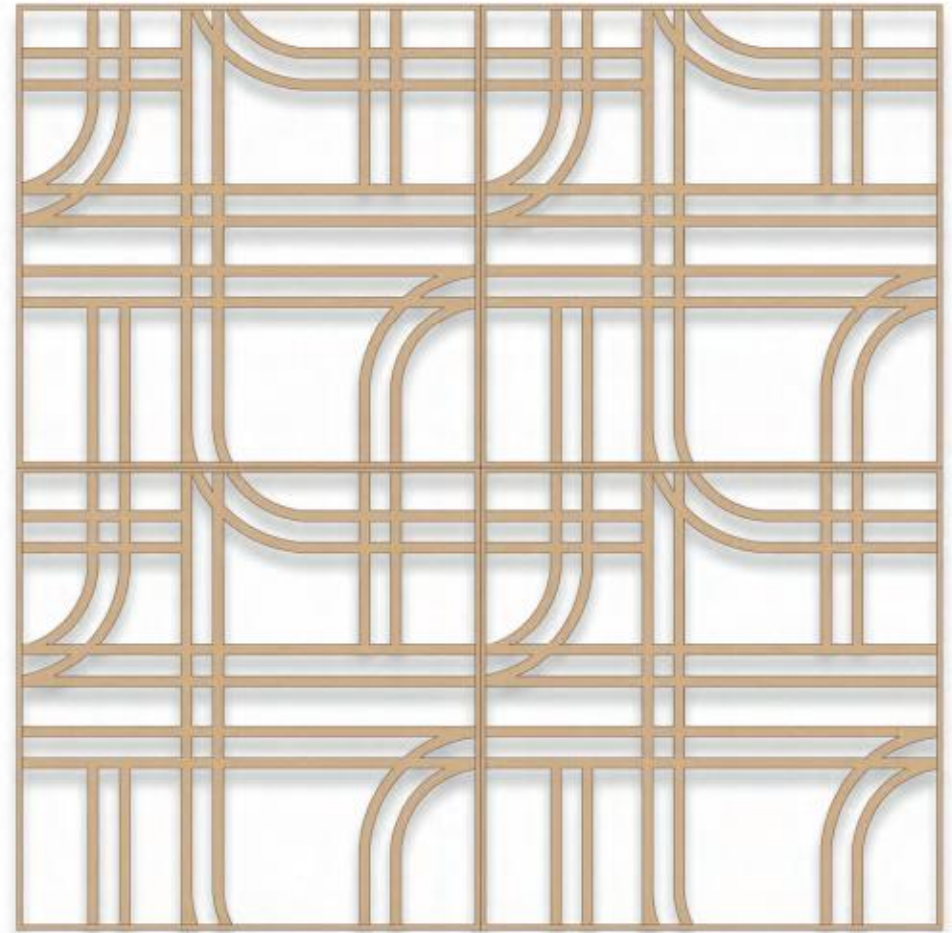
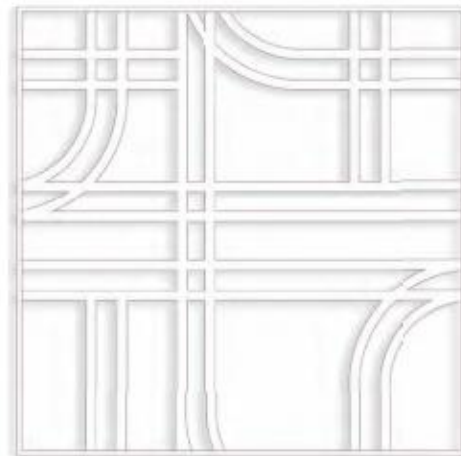
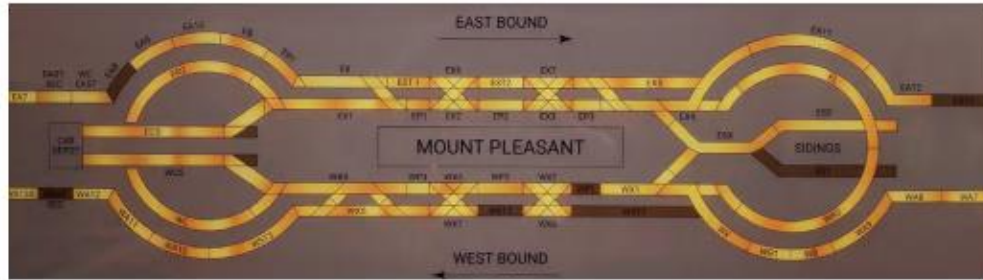
Proposed Rear Elevation



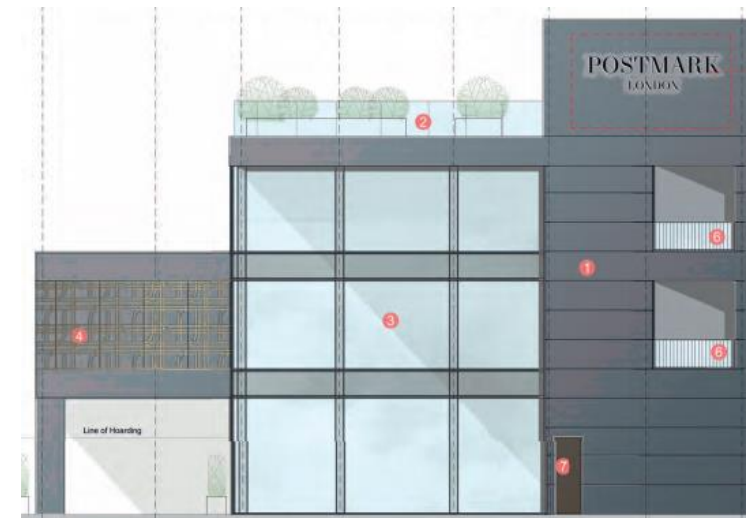
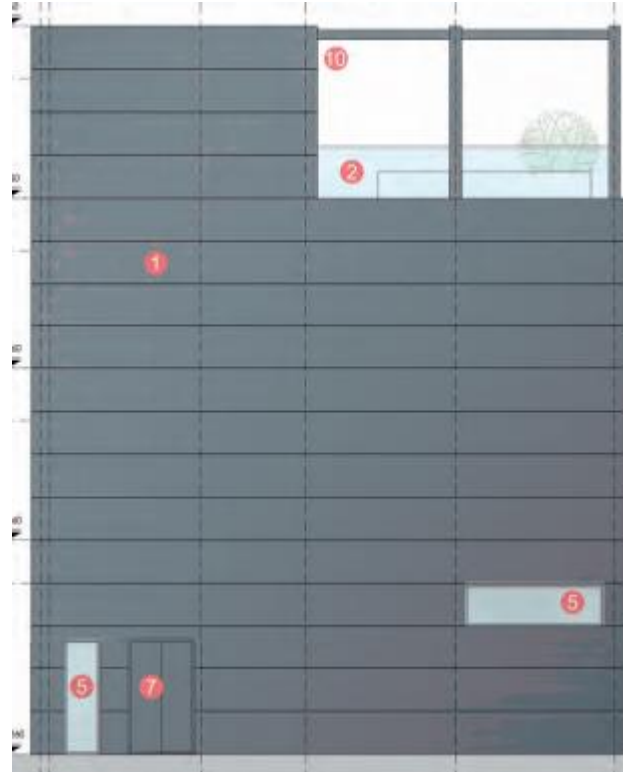
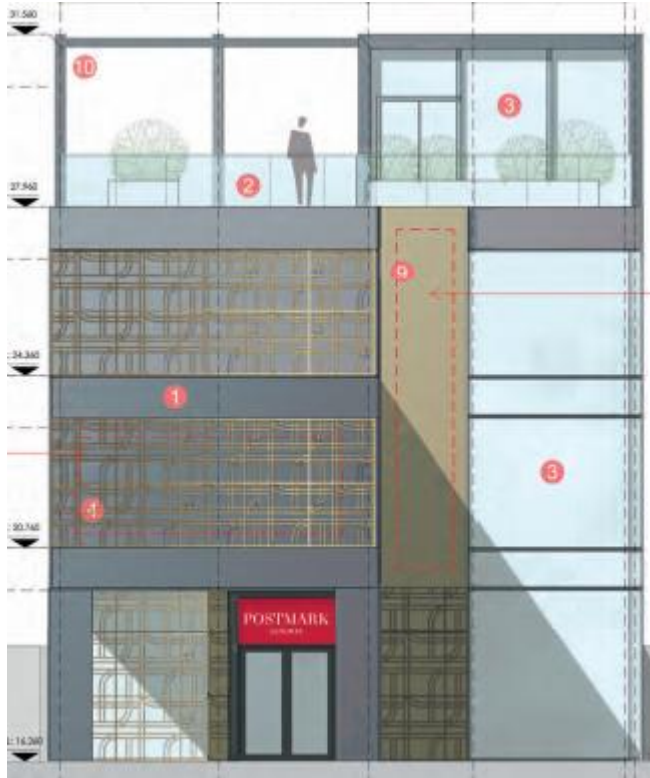
Superimposed Proposal



Concept and Façade Design



Coloured Elevations



Visualisation/Materials



Frameless
Glass
Capped
Balustrade



LaserCut
Metal Detail
Panelling



Glass
Curtain
Walling



RAL Basalt 7012



RAL Pearlbeige 1035



INDICATIVE
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