

Application ref: 2018/2567/P  
Contact: Jonathan McClue  
Tel: 020 7974 4908  
Date: 20 July 2018

**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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

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

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.  
Drawing Nos: 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).

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

Condition(s) and Reason(s):

- 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 19 July 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.

Informative(s):

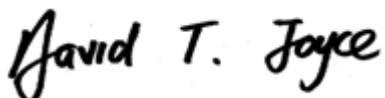
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 3 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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