

Application ref: 2018/4015/P
Contact: Jonathan McClue
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Date: 17 October 2018

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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 floorplans showing accordance with lifetime homes and accessibility for Phase 1 of the development to partially discharge Condition 25 (accessibility) 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: 970001-970005 Rev A; 970006-970007 Rev B; 970008 Rev C; 970009-970067 Rev B; 970068 Rev C; 970069-970085 Rev B; 970086 Rev A and letter ref: SMSH-32875-0603-180814 dated 14/08/2018.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting approval of details:

Floorplans at a scale of 1:50 have been submitted for Phase 1 of the Mount Pleasant development, including every unit type. The details are supported by a letter from the scheme architect confirming that all the residential units will be constructed to Lifetime Homes standards.

The details have been reviewed by the Council's Housing Placements Service Manager and Building Control Service Manager. Following revised drawings submitted by the applicant, the details are deemed acceptable as they meet the requirements of the planning condition.

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 ensure the development is of an inclusive design and provides flexible/visitable/adaptable homes in accordance with policy 7.2 of the London Plan and policy DP6 of the London Borough of Camden Development Policies 2010.

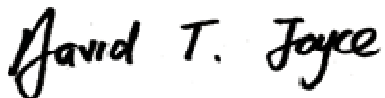
- 2 All conditions for Phase 2 of the development remain outstanding. You are reminded that for Phase 1 of the development - conditions 9 (SUDS); 11(sound insulation); 12(materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15(privacy screens); 16 (roof level structures); 17 (air quality); 18 (sound insulation glazing); 19 (cycle storage); 23 (lighting strategy); 24 (CCTV lighting and security lighting); 26 (inclusive design- communal residential areas); 27 (inclusive design - commercial units); 28 noise (before plant installation); 29 (play space); 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