

Application ref: 2018/4824/P
Contact: Jonathan McClue
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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 Street
London WC1.**

Proposal:

Details of green/brown roofs for Phase 2 as required by part condition 21 (as varied by Non-Material Amednment 2018/0817/P dated 01/05/2018) of planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for erection of new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated works).

Drawing Nos: 1660/P2/P300 Rev P02; L-90-102 Rev P1; GSD-27-002 Rev P1; L-90-102 and Green Roof Specification dated August 2018 Issue 03.

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

Informative(s):

- 1 Reasons for granting approval of details:

The condition has been varied by 2018/0817/P dated 01/05/2018 and this submission relates to the details required by that wording. The details have been submitted to discharge 21a) and c), with part b) being discharged once the details are implemented, for Phase 2 of the development. Phase 1 details

were discharged under 2018/2175/P dated 26/06/2018.

Full details (to satisfy parts a) and c)) of the green/brown areas for Phase 2 of the scheme have been submitted and have been revised following officer comments. Overall, the proposal would lead to sustainability and biodiversity benefits for the scheme and is considered acceptable as it demonstrates that the development undertakes reasonable measures to accommodate biodiversity and water management. The details show that there would be variable substrate bases and depths within the extensive range sought after by the condition wording. A diverse mix of species is proposed and the maintenance and management details confirm that this would be carried out in accordance with the manufacturers' specification.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Core Strategy 2010 and policies DP22, DP23 and DP32 of the London Borough of Camden Development Policies 2010.

- 2 The following conditions for Phase 2 of the development remain outstanding and require details to be submitted and approved: 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); 20 (waste storage details); 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); 33 (doors on highway); 34 (electrical substation); 35 (basement parking barriers) and 36 (flues and extraction).

You are reminded that for Phase 1 of the development the following conditions are outstanding and require details to be submitted and approved- 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) and 36 (flues and extraction).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning