

Application ref: 2019/0463/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 St. Camden WC1.**

Proposal:

Discharge of Condition 15a - Privacy Measures/Glazing 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: WINCOS VisionControlFilm Technical data sheet - WINCOS W-0055 and Phoenix Place, Mount Pleasant - Phase 1 (Block A) and Privacy Measures/Glazing Scheme dated Jan 2019 Rev 00.

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

Informative(s):

1 Reasons for granting approval of details:

Details of obscure glazing have been provided to prevent mutual overlooking between the facing elevations at the northern ends of Block A, located within Phase 1 of the development, to discharge condition 15a. Similar details are required under condition 15b for Blocks B and C within Phase 2. This part of

the condition is being reserved for later discharge.

The applicant has proposed to provide a film to secondary windows of a kitchen/living/dining room within a strip of windows in Core A1. This would prevent overlooking to windows on the opposite elevation, served by Core A6. The vision control film used would be WINCOS W-0055, which can change its opacity as the viewing angle is changed. This film would be provided on 8 windows. It is considered to be the optimum strategy as the rooms behind those windows would have another aspect and it would mean the minimal amount of screening/obscuring as the windows opposite would require no modification.

As such, the proposed development would not give rise to undue privacy or overlooking issues and be in general accordance with policy 7.6 of the London Plan 2016, policy CS5 of the London Borough of Camden Core Strategy 2010 and policy DP26 of the London Borough of Camden Development Policies 2010.

- 2 The following conditions for Phase 1 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); 15b (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).

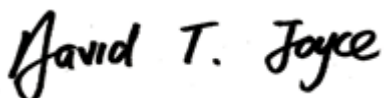
You are reminded that for Phase 2 of the development the following conditions are outstanding and require details to be submitted and approved: 9 (SUDS); 11(sound insulation); 12(materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15(privacy screens); 16 (roof level structures); 17 (air quality); 18 (sound insulation glazing); 19 (cycle storage); 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).

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 Joyce
Director of Regeneration and Planning