

Application ref: 2019/0594/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:

Details of doors or gates and means of escape fronting the highway, for Phase 1 (Block A) only, to partially discharge Condition 33 of 2013/3807/P 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: Phoenix Place, Mount Pleasant - Phase 1 (Block A) - Doors On Highway dated January 2019 Rev 02.

Informative(s):

1 Reasons for granting approval of details:

The details indicate that all external doors or gates adjacent to Mount Pleasant and Phoenix Place would open inwards in accordance with Section 153 of the Highways Act 1980. The same applies to the majority of external doors or gates adjacent to Gough Street.

The plans indicate that three external doors adjacent to Gough Street would

open outwards contrary to Section 153 of the Highways Act 1980. The 'method of escape' doors would be acceptable as they would not be directly adjacent to the main pedestrian desire line. It is also acknowledged that Building Control expect 'method of escape' doors to open outwards. The sub-station doors would open outwards and the applicant has confirmed that this is a requirement of United Kingdom Power Network (UKPN). Outside of the outward opening doors the footway would be wide, the doors would not be in use very often, and pedestrians would be protected through the use of barriers. On the basis the details are acceptable.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would adequately prevent obstruction of the public highway and be in general accordance with policies 6.12 and 7.2 of the London Plan 2016 and policy DP21 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); 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 T. Joyce

David Joyce
Director of Regeneration and Planning