

Application ref: 2019/0913/P  
Contact: Jonathan McClue  
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**Development Management**  
Regeneration and Planning  
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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:  
**Mount Pleasant - Phoenix Place Development**  
**London**  
**WC1X 0DA**

Proposal: Details of sound insulation between the commercial and residential uses of Blocks A & C to discharge condition 11 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: Discharge Planning Condition 11 document by Cass Allen Associates  
Rev 0 dated 06/02/2019.

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

Informatives:

1 Reasons for granting approval of details:

A Noise and Vibration Assessment, prepared by Cass Allen Associates, has been submitted to meet the details required by condition 11. The condition requires details of sound insulation between the commercial and residential uses of Block A and C.

The submitted document illustrates that satisfactory design criteria performance has been applied to satisfy the requirements of the condition. The Council's Noise Officer assessed the details and confirmed that the condition can be discharged.

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 ensure an acceptable level of residential amenity and be in general accordance with policy 7.6 of the London Plan 2016 and policies DP26 and DP28 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); 12 (materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 16 (roof level structures); 17 (air quality); 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); 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); 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer