

Application ref: 2018/5448/P
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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 drainage to partially discharge Condition 9 (SUDS) in relation to Phase 1 of planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (as amended by 2018/2586/P dated 22/06/2018) (for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated works (summary)).

Drawing Nos: Mount Pleasant Phase1: Detail Drainage Design Report, (Report No. MP1-TER-ALLGND-REP-A23-900013 Rev B) dated 25/02/2019, Terrell Consulting Engineers; 2829 Mount Pleasant Phase 1 Ground Floor Drainage GA (Drawing No. MP1-TER-ALLGND-GA-A23-000002 Rev H), Terrell Consulting Engineers; 2829 Mount Pleasant Phase 1 Ground Floor Drainage Details (Drawing No. MP1-TERALL-GND-DET-A23-0990003 Rev C) , Terrell Consulting Engineers; Permavoid Sustainable Drainage Layout Plan (Drawing No. MP1-EPG-ALL-POD-GAA23-700001 Rev A), Environmental Protection Group; Permavoid Sustainable Drainage Sections and Typical Details (Drawing No. MP1-EPGALL-POD-SEC-A23-700100 Rev A), Environmental Protection Group; Permavoid Hydraulic Calculations, (Report No. MP1-EPG-ALL-POD-CAL-A23-710000 Rev A) Environmental Protection Group.

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

Informative(s):

1 Reasons for granting approval of details:

Details have been submitted for Phase 1 of the development, with Phase 2 being reserved, of a detailed surface water drainage scheme for the site.

The details confirm that the application will discharge at 46 l/s via the existing sewer connection in Phoenix Place and existing Thames Water manholes in Gough Street and Mount Pleasant. To the west of the site, the drainage scheme proposes to intercept surface water runoff from Mount Pleasant and parts of Phoenix Place using below ground attenuation and discharge to the existing combined sewer network on Mount Pleasant. To the south of the site the drainage scheme proposes to intercept surface runoff using below ground attenuation and provide above ground attenuation using Permavoid storage. To the North of the site, the drainage scheme proposes to intercept surface water runoff from the external balconies and discharge to the sewer network via the existing connection.

The submitted details were formally reviewed by the Lead Local Flood Authority, who confirmed the details are acceptable for discharge.

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 the increased risk of flooding, improve and protect water quality and improve habitat and amenity, in general accordance with policy 5.13 of the London Plan 2016 and policies CS13 and DP23 of the London Borough of Camden Core Strategy and Development Policies 2010.

2 The following conditions for Phase 1 of the development remain outstanding and require details to be submitted and approved: 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer