

Application ref: 2019/2455/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:

Mount Pleasant - Phoenix Place Development
London
WC1X 0DA

Proposal: Submission of details for the discharge of brickwork details (condition 12 b), window treatment (12 d) and louvres details (12 f) and partial discharge of cladding panel details (12 c) 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: External Materials Mock-Up Rev 08; Condition 12 Materials Submission to LB Camden April 2019; (MP1-BMA-ALL-SL-DET-A31-)921060 and 921062 Rev C.

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

Informative(s):

1 Reasons for granting approval of details:

Several meetings to discuss the materials were undertaken along with a number of site visits to survey the area. A number of bricks were considered and numerous sample panels were constructed, including a full bay mock-up of the preferred materials that were agreed between the applicant and officers. The application has been supported by a detailed report and drawings. The

agreed materials include:

- Main street facing brickwork: Wienerberger-Pagus Grey Black Mud Creased Multi
- Courtyard facing/contrasting street facing brick: Bespoke Brick Co. - Karma White Grey Handmade
- NorDan composite Window frame, spandrel, cill and lintol flashing: Bronze Anodised Aluminium (Colour Ref: C33)
- GRC Reconstituted stone band (courtyard) colour Portland
- Mortar Colour - natural
- Brickwork movement joint: Everbuild 825, Colour - buff
- Substation Doors and louvres: Metallic bronze PPC. Akzo Nobel, Interpon D2525, Anodic III, Y2217F, Steel Bronze 2 Matt

The applicant has demonstrated that a rigorous selection process has taken place and that the preferred materials are of high quality and suitable for the development and surrounding area. A range of bricks were considered and separate panels were constructed on-site for the inspection of Council Officers.

The Council's Principal Urban Design Officer and Conservation Officer have been part of the selection process and endorses the selection.

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 that the resulting appearance and construction of the development would be of a high standard and be in general accordance with policies 5.3, 7.4, 7.5 and 7.6 of the London Plan 2016 and policies CS14 and DP24 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: 9 (SUDS); 12 (materials-remaining parts); 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer