

Application ref: 2019/2532/P
Contact: Jonathan McClue
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Date: 29 July 2019

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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: Details of the two electrical substations in Phase 1 of the development, to partially discharge Condition 34 (electrical substations) for Phase 1 only, for 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: Electrical Substations dated May 2019.

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

Informative(s):

1 Reasons for granting approval of details:

The application has been supported by a detailed report and drawings identifying the location and design of electrical substations within the Phase 1 of the development. There would be two in total, with the locations in accordance with the original approval.

The substation's steel doors and louvre panels would have a metallic bronze

powder coated finish to complement the bronze anodised door and window frames of the development. It is proposed that a metallic bronze polyester powder coating is applied to the doors by Power On/Sunray to mimic the bronze anodising. A sample of the proposed finish (ref: Akzo Nobel, Interpon D2525, Anodic III, Y2217F, Steel Bronze 2 Matt) has been provided to officers.

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

Both substations include a 1000kVA Schneider Electric Transformer with a sound pressure level of 50 dBA at 0.3m. The applicant's acoustician, Cass Allen, has confirmed that noise levels from the substation affecting nearby noise-sensitive would be acceptable. The Council's Pollution Planning Consultant has assessed the submitted details and considers sufficient information has been providing and can confirm compliance to the stated condition.

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, would protect amenity, and be in general accordance with policy 7.15 of the London Plan 2016 and policies CS5, CS7, DP12 and DP26 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); 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); 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 centered below the text 'Yours faithfully'. The signature is written in a cursive, fluid style.

Daniel Pope
Chief Planning Officer