

Application ref: 2019/0193/P
Contact: Jonathan McClue
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Date: 23 September 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:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place
Mount Pleasant
Gough Street & Calthorpe St. Camden WC1.**

Proposal:

Details of Air Quality to discharge Condition 17 [air pollution with details for a ventilation strategy] 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: Air Quality and Ventilation Strategy dated September 2019; Air Quality Note dated September 2019 and appendices including Appendix 3: NOx filters; Appendix 2: Private Sale Apartment; Appendix 3: Façade Visualisation and Appendix 3: Nuaire Brochure.

Informative(s):

1 Reasons for granting approval of details:

The details submitted provide air quality mitigation measures for the entire Camden (Phoenix Place) development, including Phases 1 and 2. Included as part of the submission is an Air Quality Note: Phoenix Place, Camden, September 2019 by Air Quality Consultants (with relevant appendices) and the Air Quality and Ventilation Strategy, September 2019 by Taylor Wimpey.

NOx filtration for all apartments which are modelled as above the national objective level of 40mg/m annually is being provided. While mitigation would normally be sought for units modelled at 38mg/m, the applicant has put forward exceptional circumstances including a 29.4% reduction in car parking on-site. Given that this would result in significant improvements to the site's potential impact on air quality, it is considered that the proposal is acceptable in this instance. The Council's Air Quality and Sustainability Officers have confirmed that they are happy to recommend the condition for discharge, despite the mitigation not being in accordance with the usual criteria.

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 sufficiently mitigate air quality impacts on prospective occupiers and be in general accordance with policy 7.14 of the London Plan 2016 and policy DP232 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); 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); 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 printed name and title.

Daniel Pope
Chief Planning Officer