

Application ref: 2019/2144/P
Contact: Jonathan McClue
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Date: 27 December 2019

Development Management
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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 bird and bat nesting boxes/bricks for Phase 1 of the development to partially discharge condition 22 (bird and bat boxes/bricks), with Phase 2 reserved, 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: Bird/Bat Boxes & Insect Towers dated October 2019 Rev 04.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting approval of details:

The application has been supported by a document outlining details of bird and bat nesting boxes/bricks, along with other biodiversity measures, within the Phase 1 of the development. Three brick nesting boxes and four bird nesting

boxes are proposed adjacent to green/brown roofs. An insect tower is also proposed.

The details have been considered by a Landscape Ecologist from the London Wildlife Trust, who considered that they are sufficient to discharge the planning condition.

No objections were received prior to making this decision.

As such, the proposed development would ensure that the development contributes towards the creation of habitats and valuable areas for biodiversity, and be in general accordance with policy 7.19 of the London Plan 2016 and policy CS15 the London Borough of Camden Core Strategy 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



Daniel Pope
Chief Planning Officer