

Application ref: 2020/1773/P  
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Date: 6 July 2020

**Development Management**  
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Mrs Camille Soor  
20 Air Street  
London  
W1B 5AN

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 roof level structures to discharge Condition 16 (roof level structures) for Phase 2 only, 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: Planning Condition 16 - Roof Level Structures (ref. 32875\_4) dated 29 June 2020 Rev A; BMA-DR-SK-0060; BMA-DR-SK-0057; BMA-DR-SK-0059; BMA-DR-SK-0056; BMA-DR-SK-0058; BMA-DR-SK-0055.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for granting approval of details:

Plans, elevations and sections have been submitted to demonstrate the roof level structures proposed in Phase 2 of the development. Proposals for Phase 1 are subject to another submission, and remain reserved. The details include

lift over-runs, flues/extracts and PV panels. Through detailed design the proposal include a reduction in roof terrace plant space from both Block B and Block C; however, there is an increase in height above the core of Block B. On balance, this is considered acceptable as the height increase is limited and the benefits of removing a plant enclosure on the main roof level below are noted.

The proposals have been considered by the Council's Principal Urban Design Officer who consider the details to be acceptable.

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 is considered to be in the interests of good design and ensures that the roof-level structures do not have a harmful impact on the surrounding streetscape nor the character and appearance of the area, in general accordance with policies 3.5, 7.4, 7.6 and 7.8 of the London Plan 2016 and policies CS14, DP24 and DP25 of the London Borough of Camden Core Strategy and Development Policies 2010.

- 2 The following conditions for Phase 2 of the development remain 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); 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).

You are reminded that 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).

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 'DP', is positioned in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment