

Application ref: 2020/2774/P
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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 electronic gates/barriers to discharge Condition 35 (basement car park gates/barriers - for Phase 1 of the development 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: Mechanical and Electrical Sub-Contractor C-249 & 257 Mount Pleasant Technical Submittal Rev A; Alulink Range G1-HD Technical Specifications; FireguardRollerShutter FG Range Technical Specifications; BMP02; BMPFS03; BMP01; Mount Pleasant - Phase 1 Plans illustrating access control systems; Mount Pleasant - Phase 1 Plans detailing the location of the roller shutters, fire shutter and automatic barriers; HAG G1-HD Roller shutters.

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

Informative(s):

- 1 Reasons for granting approval of details:

Plans, elevations, specification details and strategy documents have been

submitted to discharge the condition relating to electronic gates/barriers (including physical form, opening path and access control) to the basement car parking area in Phase 1 of the development. The parking area will be accessible by two different main user types - residents living in the development and Royal Mail staff accessing their allotted parking at basement level. Access to the relevant areas will be managed by a combination of automatic barriers and roller shutters. Fire shutters to the energy centre are also proposed. Details of their physical form and appearance are considered acceptable. The opening path of the barriers is directly upwards. Details of access control have been provided and are considered acceptable.

The proposals have been considered by the Council's Principal Urban Design Officer who consider the details to be acceptable. Furthermore, the Designing Out Crime Officer (DOCO) has confirmed that they have been involved with this project just before the start of construction and have had numerous consultations with the architects and construction team. From reviewing the submitted plans surrounding the vehicle barriers, gates and access control strategy, the DOCO confirmed that it appears that the recommendations have been followed and would agree that 'Condition 35' has been met and can be discharged.

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 safeguard the appearance of the premises and the character of the immediate area, in general accordance with policies 7.5 and 7.6 of the London Plan 2016 and policy CS14 of 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) and 36 (flues and extraction).


You are reminded that for Phase 2 of the development, the following conditions 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).

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 centered on a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment