

Application ref: 2020/2359/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 roof level structures and a plant noise assessment to discharge Conditions 16 (roof-level structures) and 28 (acoustic isolation and anti-vibration measure) - 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: Condition 16 - Roof Level Structures - Response to LB Camden Queries dated August 2020; MOUNT PLEASANT - ROOFTOP PLANT NOISE ASSESSMENT (ref. LR03-18743 Rev 5) dated 28/04/2020.

The Council has considered your application and decided to grant permission.
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 1 of the development (condition 16).
Proposals for Phase 2 are subject to another submission approved under 2020/1773/P dated 06/07/2020. A rooftop plant noise assessment has been submitted to discharge condition 28 for Phase 1, providing details of acoustic isolation and anti-vibration measure. Phase 2 details for condition 28 remain

reserved for future discharge.

Condition 16 - the details include chillers, guard rails, flues, terrace dividers and (mechanical automatic vent systems) MAOVS. They have been worked up in considerable detail with the Council's planning and urban design officers and are considered to be in the interests of good design and ensure that the roof-level structures do not have a harmful impact on the surrounding streetscape nor the character and appearance of the area.

Condition 28 - the Council's Environmental Health Officer considers the details acceptable in environmental health terms. Therefore the details are considered to ensure an acceptable level of residential amenity.

No objections were received prior to making this decision.

As such, the proposed development is considered to be in the interests of good design, ensures that the roof-level structures do not have a harmful impact on the surrounding streetscape nor the character and appearance of the area, and have an acceptable impact on residential amenity, in general accordance with policies 3.5, 7.4, 7.6, 7.15 and 7.8 of the London Plan 2016 and policies CS14, DP24, DP26, DP28 and DP25 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); 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 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 'DPope', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment