

Application ref: 2020/1716/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: Discharge of external materials in relation to Condition 12 (parts B, D, E, G, H and I) for Phase 1 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: 905400 Rev B; 103003 Rev N; 103004 Rev I; 103009 Rev H; 103016 Rev G; Condition 12 - Materials dated April 2020.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval of details:

Various parts of condition 12 (for Phase 1) have been discharged under 2019/2455/P dated 29/07/2019. This includes discharge of brickwork details (condition 12 b), window treatment (12 d) and louvres details (12 f) and partial discharge of cladding panel details (12 c).

This application includes details to discharge parts B, D, E, G, H and I of

condition 12 for Phase 1 of the development only. Phase 2 remains reserved. The submitted details include: brick vents; window treatment; brickwork parapet copings; winter gardens; curtain wall; bi-fold system; balcony railings and divides; Juliet railings and limestone for the shopfront. These details have been subject to several discussions with Planning and Urban Design Officers, including several site visits to view the samples. The proposals are all of high quality and are acceptable.

No objections were received prior to making this decision.

As such, the proposed development would ensure that the resulting appearance and construction of the development would be of a high standard and be in general accordance with policies 5.3, 7.4, 7.5 and 7.6 of the London Plan 2016 and policies CS14 and DP24 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



Daniel Pope
Director of Economy, Regeneration and Investment