

Application ref: 2020/3024/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

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 landscaping (including courtyard, Square P and amenity terrace of level 04 of Block A), play spaces and play equipment, and external cycle parking, pursuant to conditions 13 (landscaping) and 29 (play spaces) and part condition 19 (cycle facilities) 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).

Drawing Nos: Phoenix Place, Mount Pleasant, London - Phase 1, Level 4 - Roof Terrace (Stage 3) dated September 2020 Issue 004; Phoenix Place - Phase 1 Block A Inc. Square P, Condition 13 (Landscaping), Condition 29 (Play Spaces) & Condition 19 (Cycle Facilities) dated 18/09/2020 Issue 13.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval-

This application is to the discharge of conditions 13, 19 and 29 of planning permission 2013/3807/P (as amended). It relates to Phase 1 of the

development (Block A) and Square P (the new public square between Phase 1 and 2). The details for Phase 2 of the development are reserved for later discharge. The proposals have been the subject of comprehensive pre-application consultation with Council planning, design, highways and landscape officers. The submission has been revised to meet all the pre-application feedback.

Condition 13 - details are provided for the courtyard to Block A, Square P and the amenity terrace on level 04 of Block A. These have been reviewed by the Council's Design and Landscaping Officers and are considered to be acceptable.

Condition 19- this condition has already been discharged for Phase 1 in respect of the internal cycle parking provided within Block A (ref 2019/0693.P). The proposals now include details of the external cycle parking proposed within the public realm and Square P to satisfy the remaining requirements of the condition in respect of Phase 1 and Square P. These were reserved so that they could be submitted at the same time as the landscaping scheme and are considered acceptable.

Condition 29 - the play space proposed in Phase 1 and Square P is considered acceptable.

The full impact of the proposed development has already been assessed. The proposed details would safeguard the appearance of the premises and the character of the immediate area, meet the needs of occupiers of the development, and ensure the development provides adequate cycle parking facilities.

As such the details are in general accordance with policies DP17, DP24 and DP26 of the London Borough of Camden Development Policies 2010 and policies CS11 and CS14 of the London Borough of Camden Core Strategy 2010.

- 2 You are reminded that 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).

The following conditions for Phase 2 of the development also 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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment