

Application ref: 2020/4448/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
Date: 23 October 2020

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

Gerald Eve
72
Welbeck Street
London
W1G 0AY

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 design plans and specifications to discharge Condition 14 (treatment of Phoenix Place) 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: 119508-TP-MP-0003-1 Rev 0A; 119508-TP-MP-0003-2 Rev 0A;
MATERIALS SPECIFICATION - PHEONIX PLACE DEVELOPMENT Rev 00 dated 25 September 2018.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for approval-

Details have been submitted to discharge condition 14, which was amended under a non-material amendment (dated 12/04/2018 ref. 2018/1054/P). The amendment changed the trigger for when the preliminary details of the revised treatment of Phoenix Place were required and changed the scope of the requirements. The details have been worked up with the Council's Highways

team and were agreed at a meeting between Camden Officers, the applicant and the London Borough of Islington on 18 August 2020. The details are the same ones that were submitted to discharge the S106 Obligation Schedule 5, Part 5, Clause 1.2 of the approved S106 Agreement relating to the Phoenix Place Highway Treatment Works. As the works are on public land the Council would be responsible for designing and implementing the final works.

No objections were received prior to making this decision.

As such, the proposed development would ensure a reasonable standard of visual amenity, inclusive design and highways safety in accordance with policies 6.9, 7.2 and 7.5 of the London Plan 2016 and policies CS6, CS11, CS14, DP17, DP24, DP29 and DP31 of the London Borough of Camden Core Strategy and Development Policies 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); 16 (roof level structures); 17 (air quality); 19 (cycle storage); 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



Daniel Pope
Director of Economy, Regeneration and Investment