

Application ref: 2020/5023/P
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Gerald Eve
72 Welbeck Street
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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 a temporary marketing suite within an approved commercial unit as required by condition 37 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: 19004-TWP-010-00; 19004-TWP-010-01 Rev 5; 19004-TWP-600-01; 19004-TWP-400-01; 19004-TWP-400-02; EXTERIOR SIGNAGE VISUALS AND DETAIL x 2; Summary of Signage.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for approval -

Details have been submitted to discharge condition 37, which allows a temporary marketing suite to operate to help promote residential accommodation on the site before reverting to its approved floorspace - in this case commercial. The details includes floorplans, elevations and signage details (which are subject to separate advertising consent where appropriate)

of the corner unit that would include an associated café.

The proposed use, layout and design are considered appropriate. The Council's Designing Out Crime Officer has confirmed that he has no objections.

As such, the proposed development would ensure that the non-residential floorspace approved under the original consent is protected (i.e. it would revert to its approved use after the temporary marketing suite leaves) and would ensure that appropriate uses are provided in accordance with policies CS9 and DP10 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); 14 (revised Phoenix Place treatment); 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
Chief Planning Officer