

Application ref: 2020/1772/P
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Mrs Camille Soor
20 Air 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 inclusive design to discharge Condition 25 (accessibility) for Phase 2 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: Cover letter dated 03/04/2020; Phoenix Place, Phase 2 - Wheelchair Accessible Dwelling Report dated October 2020 - Rev A; BMA-DR-SK-0066.

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

Informative(s):

1 Reasons for granting approval of details:

Floorplans at a scale of 1:50 have been submitted for Phase 2 of the Mount Pleasant development. The details are supported by a letter from the scheme architect confirming that all the residential units will be constructed to Lifetime Homes standards.

The details have been reviewed by the Council's Affordable Housing Officer. Following revised drawings and details submitted by the applicant, the details are deemed acceptable as they meet the requirements of the planning condition.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

On this basis, the condition is discharged as the details demonstrate that the development would ensure the development is of an inclusive design and provides flexible/visitable/adaptable homes in accordance with policy 7.2 of the London Plan and policy DP6 of the London Borough of Camden Development Policies 2010.

- 2 The following conditions 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); 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).

You are reminded that 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).

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