

Application ref: 2020/1771/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 a refuse strategy to discharge Condition 20 (waste) 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: Refuse Strategy Rev J dated 30/09/2020 and Waste Storage Details Note dated 22/02/21.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval

The relevant details for Phase 1 of the scheme have been discharged under 2018/2192/P dated 16/07/2018. This application includes details of waste storage and removal for Phase 2 of the development via a Refuse Strategy. Details have already been discharged under 2018/4827/P dated 15/03/2019. The details are part of this application differ in the following ways:

- Bulky waste store re-located from basement level (below Block D) to carpark level (adjacent to Block B & C Bin Stores)
- Confirmation that the electric tug will be made available for Bulky Waste
- Provision at street edge secure collection zone for commercial waste amended from [1no. 1100L bin] to [2no. 500L bins]

The submitted document updates the previous submission and gives an outline strategy for the method of collection, storage and disposal of the refuse collected from the development. The Phase 1 building provides 214 residential units. The strategy document and bin storage capacity have been developed in accordance with the applicable version of CPG1 (Design).

The submission has been reviewed by the Council's Transport Planner and Environmental Services Officer. It is considered that the details are acceptable subject to a review of the current Phase 1 and 2 arrangements being carried out after 1 year with Transport to ensure that the updated CPG and transport arrangements are satisfactory: <https://beta.camden.gov.uk/planning-guidance-recycling-and-rubbish-requirements?inheritRedirect=true>

Further to the above, the following is required:

- 1) Developer to ensure they provide 6 weeks' advance notice for requesting the residential bins: <https://beta.camden.gov.uk/order-bins?inheritRedirect=true>
- 2) That all of the residential addresses and commercial units are registered within naming and numbering at least 8 weeks in advance of servicing and that any demolished units are removed: <https://beta.camden.gov.uk/street-naming-and-numbering?inheritRedirect=true>
- 3) Christopher Mannion is the current Veolia contact Supervisor for residential bin arrangements
- 4) Abu Merghani is the current Veolia commercial services contact.
- 5) Matthew Lane is the current Senior Area Monitoring Officer who will be the liaison contact for the Council's street scene environment.

Details of the waste collection from Gough Street will be developed and agreed separately through liaison with the Council's Highways and Refuse departments. Details will need to be formally agreed as part of a Delivery and Servicing Plan required by the S106 legal agreement.

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 be provided with the necessary physical waste storage in accordance with policy 5.16 of the London Plan, policies CS5, CS7 and CS18 of the London Borough of Camden Core Strategy 2010 and policies DP12, DP26 and DP28 of the London Borough of Camden 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); 16 (roof level structures); 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); 34 (electrical substation); 35 (basement parking barriers) and 36 (flues and extraction).

You are reminded that for Phase 2 of the development the following conditions are outstanding and require details to be submitted and approved: 9 (SUDS); 12 (materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15 (privacy screens); 16 (roof level structures); 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
Chief Planning Officer