

Application ref: 2021/2570/P
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Date: 3 August 2021

Development Management
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Gerald Eve LLP
Gerald Eve LLP
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England

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:

Discharge of condition 5 part B (site investigation and post investigation assessment following Written Scheme of Investigation (archaeology)) for Phases 1 and 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).

Drawing Nos: A POST-EXCAVATION ASSESSMENT AND UPDATED PROJECT DESIGN REPORT

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

Informative(s):

1 Reason for granting permission

Part A of this condition have previously been discharged under application reference 2016/6535/P on 02 August 2017. The submitted Written Scheme of Investigation complied with the relevant standards and guidance and the case officer at GLAAS advised that the document meets the requirements of part a)

of the condition.

The subject application relates to Part B, which requires a site investigation and post investigation assessment in accordance with the programme set out in the approved Written Scheme of Investigation approved under Part A.

The details have been reviewed by GLAAS, who consider them acceptable.

No other third party comments were received.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 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