

Application ref: 2021/0767/P
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Gerald Eve LLP
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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 green/brown roofs for Phase 2 (Blocks B and C) as required by part condition 21 (as varied by Non-Material Amednment 2018/0817/P dated 01/05/2018) of planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for erection of new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated works).

Drawing Nos: MPP2-TRI-ZZ-RF-PL-L-1001 P00 General Arrangement - Biodiverse Roofs & Roof Types (Planning Issue); MPP2-TRI-ZZ-RF-PL-L-1002 P00 General Arrangement - Combined Roof Levels & Communal Courtyards (Planning Issue); MPP2-RYD-BB-RF-DR-A-3031-D2-P5-GA Plan Block B Roof Level; MPP2-RYD-BC-RF-DR-A-3041-D2-P5-GA Plan Block C Roof Level; MPP2-RYD-ZZ-XX-DR-A-3350-D2-P2-Typical Roof Build Ups Detail

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

Informative(s):

- 1 Reasons for granting approval of details:

The condition has been varied by 2018/0817/P dated 01/05/2018 and this submission relates to the details required by that wording. The details have been submitted to discharge 21a) and c), with part b) being discharged once the details are implemented, for Phase 2 of the development. The details have already been discharged under 2018/4824/P dated 18/01/2019; however, following further design development, the plant area on the roof of Blocks B and C has been removed. This application is therefore to re-discharge condition 21 for Phase 2. Phase 1 details were discharged under 2018/2175/P dated 26/06/2018.

Full details (to satisfy parts a) and c)) of the green/brown areas for Phase 2 of the scheme have been submitted and have been revised following officer comments. Overall, the proposal would lead to sustainability and biodiversity benefits for the scheme and is considered acceptable as it demonstrates that the development undertakes reasonable measures to accommodate biodiversity and water management. The details show that there would be variable substrate bases and depths within the extensive range sought after by the condition wording. A diverse mix of species is proposed and the maintenance and management details confirm that this would be carried out in accordance with the manufacturers' specification.

No third party comments have been received.

As such, the proposed development is in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Core Strategy 2010 and policies DP22, DP23 and DP32 of the London Borough of Camden 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer