

Application ref: 2021/1187/P  
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**Development Management**  
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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY  
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 conditions 15b (privacy screens for Blocks B and C) and 22 (bird and bat boxes) 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).

Drawing Nos: Planning Conditions 15B Privacy Measures, Planning Condition 22 Bird and Bat Boxes.

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

Informative(s):

- 1 Reasons for granting approval of details:  
Details have been submitted to discharge conditions 15b (privacy screens for the facing elevations between Blocks B and C in Phase 2) and 22 (bird and bat boxes for Phase 2). The conditions being discharged relate to Phase 2 of the development only.

Condition 15 (privacy screens) - a pack has been submitted outlining the privacy measures for the facing elevations of Blocks B and C. Both blocks

include market housing and the affected windows all serve bedrooms. A strip of windows located on the Block C southern elevation would be treated to mitigate the risk of overlooking to adjacent windows in close proximity in Block B. Vision control film would be applied to the inside of the windows to obscure direct views into the adjacent flats, and would also prevent overlooking into the windows from the outside. This approach is considered acceptable as an effective way to maintain privacy without resorting to a radical design solution. The units these bedrooms serve have main habitable rooms that benefit from windows with a greater outlook and less overlooking issues. On balance the details ensure the resulting development does not give rise to undue privacy or overlooking issues.

Condition 22 (bird and bat boxes) - a pack has been submitted with the proposed bird and bat boxes in Phase 2 of the development. The details include 3 x brick bat nesting boxes and 2 x brick bird nesting boxes. The Council's Nature Conservation Officer confirmed that the details are acceptable. The details would ensure the development contributes towards the creation of habitats and valuable areas for biodiversity.

No third party comments have been received, other than comments from the Designing Out Crime Officer and it is noted that this condition (23 - lighting) has been removed from this application.

As such, the proposed development is in general accordance with policies CS5 and CS15 of the London Borough of Camden Core Strategy 2021 and policy DP26 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); 17 (air quality); 18 (sound insulation glazing); 19 (cycle storage); 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 2021.

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 centered below the closing. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Daniel Pope  
Chief Planning Officer