

Application ref: 2021/3853/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
Date: 21 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

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 condition 12 Part A only (entrance details) for Phase 1 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: MP1-BMA-ALL-SL-ELV-A31-905502 Rev C.

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

Informative(s):

1 Reasons for approval-

Details were submitted to provide details of 1:50 elevations of all entrances (residential, office, flexible uses) to include doors, sections, elevational and threshold treatments, all shown in context and to a scale of 1:50. The details followed comprehensive pre-application discussions with officers and were discharged under 2020/4410/P dated 19/10/2020.

Since the above details were approved, further detailed design has taken place

on the Gough Street entrances which has resulted in amendments being required to the approved details. These amendments are to ensure the design is fully coordinated with the various levels being delivered by the S278 works on Gough Street. The works relate to the A2 entrance and cycle store room in Phase 1. This application therefore seeks to secure approval for these revised details, and includes updated drawings for the Phase 1 Gough Street entrances to partially re-discharge Condition 12 Part (a) for Gough Street only.

The proposals are of high quality and are acceptable. The changes are deemed necessary due to works delivered by the Highway Authority and have been deemed acceptable by the Council's Transport Officer.

No objections were received prior to making this decision.

As such, the proposed development would ensure that the resulting appearance and construction of the development would be of a high standard and be in general accordance with policies 5.3, 7.4, 7.5 and 7.6 of the London Plan 2016 and policies CS14 and DP24 of the London Borough of Camden Core Strategy and 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: 11(sound insulation); 12(materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 17 (air quality); 19 (cycle storage - external only); 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).

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



Daniel Pope
Chief Planning Officer