

Application ref: 2021/3716/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
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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

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: Details of condition 12 (external materials) 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: Planning Conditions 12 - External Materials, Mount Pleasant Place, Phase 2.

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

Informative(s):

- 1 Reasons for granting approval.

Details relating to Phase 1 of the Mount Pleasant development in relation to planning condition 12 have been approved under approval of details application references 2020/4072/P, 2020/4410/P, 2020/1716/P and 2019/2455/P. This approval of details application provides details in relation to Phase 2 and seeks full discharge of the application.

Several meetings to discuss the materials were undertaken along with site

visits. A number of bricks were considered and numerous sample panels were constructed, including a full bay mock-up of the preferred materials that were agreed between the applicant and officers. The application has been supported by a detailed report and drawings. The agreed materials/details include:

Condition 12A - 1:50 Elevations/sections/plans of all relevant details

Condition 12B - Brickwork and mortar, including buff, red and brown coloured with varied mortar colours (including brick panels). Bricks: Crest BST, Kingston Weathered Gault. Mortar: Light yellow mortar flush jointed. Silicone to match mortar joint (for movement joint)

Condition 12C - Rainscreen cladding panels to the penthouse apartments polyester powder coated aluminium RAL colour 7012 (Basalt grey). The rainscreen cladding panels to the rooftop plant and lift overrun polyester powder coated aluminium RAL colour 9006 (Silver Grey). Window and door frames RAL 7012

Condition 12D - Windows and Reveals (including details of treatment and sections). Two full brick 440mm depth reveals as per the consented planning permission

Condition 12E - Roofing Materials, including Roof pavers - Aggregate pavers and Roof decking - Aluminium decking

Condition 12F - Louvre treatment to substation polyester powder coated RAL 7012

Condition 12G - Window and door frames polyester powder coated aluminium RAL 7012 Basalt Grey, with the exception of the doors to the communal terraces on the top of Blocks B & C polyester powder coated aluminium RAL 9006 Silver Grey

Condition 12H - Balustrade Treatment (including sections), vertical fin balustrades polyester powder coated aluminium RAL 7012 Basalt Grey

Condition 12I - Concrete capping band
External material mock up panel

The applicant has demonstrated that a rigorous selection process has taken place and that the preferred materials are of high quality and suitable for the development and surrounding area.

The Council's Principal Urban Design Officer has been part of the process and considers the details to be acceptable.

Comments received from Bloomsbury Conservation Area Advisory Committee (BCAAC) confirming they have no comments. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to 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); 13 (landscaping); 14 (revised Phoenix Place treatment); 17 (air quality); 19 (cycle storage - external only); 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

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

Daniel Pope
Chief Planning Officer