

Application ref: 2021/1808/P  
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72 Welbeck Street  
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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 conditions 23 (lighting) and 24 (CCTV, lighting and security lighting) 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: MPP2-CAL-ZZ-00-M2-E-114 Level 00 External Lighting Block D1 & D2 - Rev C; MPP2-CAL-ZZ-00-M2-E-115 Level 00 External Lighting Block B & C Rev D; MPP2-CAL-ZZ-01-M2-E-116 Level 01 External Podium Lighting Rev C; MPP2-CAL-ZZ-01-M2-E-117 Level 06 Block D Roof External lighting - Rev B; MPP2-CAL-ZZ-10-M2-E-118 Level 08 Block C External Lighting - Rev B; MPP2-CAL-ZZ-08-M2-E-119 Level 10 Block B External Lighting - Rev B; MPP2-CAL-ZZ-00-SKT1 Level B1 & 00 security access and CCTV proposal - P3; MPP2-CAL-ZZ-00-SKT2 Level B1 & 00 security access and CCTV proposal - Rev P3; MPP2-CAL-ZZ-00-SKT3 Level B1 & 00 security access and CCTV proposal - P3; MPP2-CAL-ZZ-01-SKT4 Level 01 security access and CCTV proposal - P3; MPP2-CAL-ZZ-02-SKT5 Level 02 security access and CCTV proposal - P2; MPP2-CAL-ZZ-03-SKT6 Level 03 security access and CCTV proposal - P2; MPP2-CAL-ZZ-04-SKT7 Level 04 security access and CCTV proposal - P2; MPP2-CAL-ZZ-05-SKT8 Level 05 security access and CCTV proposal - P2; MPP2-CAL-ZZ-06-SKT9 Level 06 security access and CCTV proposal - P2; MPP2-CAL-ZZ-07-SKT10 Level 07 security access and CCTV proposal - P2; MPP2-CAL-ZZ-08-SKT11 Level 08 security access and CCTV proposal - P2; MPP2-CAL-ZZ-09-SKT12

Level 09 security access and CCTV proposal - P2; MPP2-CAL-ZZ-10-SKT13 Level 10 security access and CCTV proposal - P2; Document Nos: 4023 - External Luminaire Schedule; Appendix 2.3[28030] Ecology Report; Experience and Qualifications; First Floor Podium; Ground Floor Externals; Level 06 Block D Roof; Level 08 Block C Roof; Level 10 Block B Roof; MPP2 - Lighting Impact Assessment; MPP2 4023 External Lighting Strategy; Phasing Plan; Dome Camera Datasheet; Access Control Strategy; Summary of CCTV Installation.

The Council has considered your application and decided to approve the details required by condition.

Informative(s):

1 Reasons for granting approval of details:

Details have been submitted to discharge conditions 23 (lighting) and 24 (CCTV, lighting and security lighting). The conditions being discharged relate to Phase 2 of the development only.

Condition 23 (lighting) - Full details of a lighting strategy, including information about potential ecological impacts, have been submitted. The details are considered to safeguard the appearance of the premises and the character of the area as well as protect the amenity of current and future occupiers from light pollution.

Condition 24 (CCTV, lighting and security lighting) - Details of site-wide general security measures and the relevant details have been submitted. The details would ensure that the resulting lighting and CCTV cameras are appropriately located and would not adversely impact neighbouring residential amenity and be appropriate to the overall design of the development.

Both sets of details have been reviewed by the Council's Nature Conservation and Urban Design Officers, who deemed them acceptable for discharge. The details were also deemed acceptable by the Design Out Crime Officer from the Met Police.

No third party consultation responses (other from the Met Police) were received during the application process.

On this basis, the details are considered to be in accordance with policies CS5, CS14, CS15 and CS17 of the London Borough of Camden Core Strategy 2021 and policies DP24 and 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); 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer