

Application ref: 2022/1214/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

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 32 (wheelchair accessible parking spaces details) 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 Condition 32 - Wheelchair Accessible Parking Pack Rev 1 dated 21 March 2022.

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

Informative(s):

1 Reasons for granting approval of details:

The application seeks to discharge condition 32, requiring details of 17 wheelchair accessible parking spaces in the basement levels. 6 spaces need to be provided within P2.

The submitted basement plans show the correct number of wheelchair accessible bays (6 within P2) and they are adequately laid out. The

acceptability of the details has been confirmed by the Council's Transport Officer. These details were previously discharged under 2018/2261/P dated 25/05/2018. This application is re-discharging the details to ensure they are in accordance with changes made to the basement under subsequent non-material amendment applications.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

As such, the details are in general accordance with policy DP18 of the London Borough of Camden Local Development Framework Development Policies, as well as policy 6.13 of the London Plan.

- 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



Daniel Pope
Chief Planning Officer