

Application ref: 2022/1215/P
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Gerald Eve LLP
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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 to partially discharge condition 33 (doors on highway 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 33 - Doors on Highways Pack Rev P2 dated 9 March 2022.

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

Informative(s):

- 1 Reasons for granting approval.

Details relating to Phase 1 for condition 33 were previously discharged under application 2019/0594/P and the Phase 2 details were discharged under 2021/0483/P. This application seeks to partially discharge condition 33 for Phase 2 only, by updating the layout which has changed as a result of non-material amendments.

The details are acceptable and consistent with the amended details as part of

the relevant non-material amendments. They were considered by the Council's Transport Officer, who deemed the details to be acceptable.

No third party comments have been received in relation to the application.

On this basis, the details are considered to be in accordance with policies CS11 and CS13 of the London Borough of Camden Core Strategy 2012 and policies DP23, DP26 and DP28 of the London Borough of Camden Development Policies 2012.

- 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