

Application ref: 2022/2775/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 of communal residential areas to discharge Condition 26 (inclusive design) 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: Covering letter dated 28/06/2022 (ref. NJB/SAWE/KAT/U0015166) and Inclusive Design - Communal Residential Areas.

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

Informative(s):

- 1 Reasons for approval.

Details for Phase 2 of the development have been submitted to confirm that the residential corridors would meet the required width and that waste and cycle parking would be accessible to all residents. The details are shown on the drawings and are considered to be acceptable and ensure the development is of an inclusive design. Similar details relating to Phase 1 were previously discharged under application ref.2020/4119/P date 19/10/2020. The approval

of this application would therefore fully discharge the condition.

No third party comments have been received. The site's history has been taken into account.

As such the details are in general accordance with policy 7.2 of the London Plan, policy DP26 of the London Borough of Camden Development Policies 2010 and policy CS6 of the London Borough of Camden Core Strategy 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



Daniel Pope
Chief Planning Officer