

Application ref: 2021/2726/P  
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Date: 2 December 2022

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
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:

Discharge of conditions 13 (landscaping) and 29 (Playspace) 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-TRI-ZZ-ZZ-RP-L-1001 P01 Mount Pleasant Phase 2 Planning Condition Discharge Report; MPP2-TRI-ZZ-ZZ-PL-L-1001 P01 General Arrangement - Public Realm & Landscape; MPP2-TRI-ZZ-ZZ-PL-L-0041 P00 General Arrangement - Surface Water Drainage; MPP2-TRI-ZZ-RF-PL-L-1002 P01 General Arrangement - Combined Roof Levels & Communal Courtyards; MPP2-TRI-ZZ-RF-PL-L-1001 P00 General Arrangement - Biodiverse Roofs and Roof Types; ANS\_Living Wall Maintenance Schedule 2022; Mount Pleasant Mail Centre - Full planting proposal; MPP2-TRI-ZZ-ZZ-SE-L-0208 P01 Section Arrangement - Block D Green Wall.

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

Informative(s):

- 1 Reasons for granting approval of details:

Plans, specification details and maintenance and strategy documents have been submitted to discharge the condition relating to landscaping (13) and playspace (29) in Phase 2 of the development. Phase 1 details (as well as public landscaping areas, including Square P) have been discharged under 2020/3024/P dated 29/09/2020. Together the details fully discharge the requirement of the planning conditions. The proposals have been the subject of comprehensive consultation with Council planning, design, highways, green space and landscape officers. The submission has been revised to meet all the feedback and the details are considered to be acceptable.

The Council's Green Space officer confirmed that the spaces have a clear design rationale and offer benefit for both children and adults in terms of landscaping and play space. The planting and construction details appear comprehensive and broadly equivalent to what is expected from a public open space submission.

The Council's Trees and Landscaping officer welcomed the enhancement of biodiversity and plant life generally. The landscaping and green wall includes a broad range of species and includes a comprehensive maintenance plan.

No objections were received prior to making this decision. Transport for London (TfL) were consulted and confirmed they have no comments to make. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such the details would ensure a reasonable standard of visual amenity in the scheme and meet the needs of occupiers of the development, in general accordance with policies 3.6, 5.3, 5.10, 5.11, 7.2, 7.3, 7.5, 7.19 and 7.21 of the London Plan, policies DP24 and DP26 of the London Borough of Camden Development Policies 2010 and policy CS14 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: 27 (inclusive design - commercial units) and 29 (play space).

The following conditions for Phase 2 of the development also remain outstanding and require details to be submitted and approved: 27 (inclusive design - commercial units); 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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer