

SUPPLEMENTARY AGENDA

Items 2-13

St. Giles Circus site including: site of 138-148 (even) Charing Cross Road 4 6 7 9 10 20-28 (inc) Denmark Street 1-6 (inc) 16-23 (inc) Denmark Place 52-59 (inc) St. Giles High Street 4 Flitcroft Street and 1 Book Mews London WC2

1. Clarification/corrections

- 1.1 The table on p180 should include one existing 1 bed flat at the Endell Street site and has incorrect numbers for studios and 1 bed units on the main site. Correct table below (amended figures underlined)

Residential Use Details:							
	Residential Type	No. of Bedrooms per Unit					
		Studio	1	2	3	4	Total
<u>MAIN SITE</u>							
Existing	<i>Flat/Maisonette</i>	17	19	4	1	0	41
	<i>HMO</i>	19	0	0	0	0	19 rooms (in 2 units)
Proposed	<i>Flat/Maisonette</i>	<u>2</u>	<u>12</u>	11	2	0	<u>27</u>
<u>ENDELL ST</u>							
Existing	<i>Flat/Maisonette</i>	0	<u>1</u>	0	0	0	<u>1</u>
Proposed	<i>Flat/Maisonette</i>	0	2	3	2	0	7

- 1.2 Paragraph 2.2 should include an additional bullet point stating that façade at 1-3 Denmark Street is now to be retained. The last bullet point is also incorrect and should say: “removal of the roof extensions at 21-25 Denmark Street”.
- 1.3 At paragraph 6.3.7 it should be noted that the license has now expired.
- 1.4 Paragraph 6.3.22 should also refer to the fact that there are existing tenants in the main site and the Endell Street site (all floors except for the Endell Street basement and the basement at 7 Denmark Street) on 5 year leases with mutual break clauses and short break clauses due to the applicant’s redevelopment plans.
- 1.5 At paragraph 6.3.24 it should be noted that the proposal will provide 713 jobs, an increase of 247 when compared to the existing situation.
- 1.6 At the end of paragraph 6.3.37, it incorrectly states that office floorspace is proposed at first floor level. It should have said “At first floor level the proposal is for retail floorspace, at second floor level the

proposal is for the provision of office floorspace, with residential units to the floors above.”

- 1.7 Paragraph 6.5.29 incorrectly refers to 20 Denmark Street and this should be 26 Denmark Street.
- 1.8 The last bullet point at paragraph 6.6.13 should read “It is also considered necessary to add conditions specifying noise levels acceptable during different times of the day (see paragraphs 6.6.3 and 6.6.4).”
- 1.9 Paragraph 6.7.16 of the committee report discusses the proposed level of servicing trips. The level of additional trips is discussed in the preceding paragraph (6.7.15). The figures quoted do not include Area C and are therefore incorrect. The actual figures for the worst case scenario are 99 servicing and delivery trips per day, 18 of which would be associated with the sui generis uses (the urban gallery and basement venue).
- 1.10 Paragraph 6.7.17 should say that the applicant originally wanted to use the servicing bays on Denmark Street between 7am and 9pm.
- 1.11 The cycle parking numbers in paragraph 6.7.39 are incorrect. Paragraph 6.7.39 should read: “The applicant has amended the scheme to provide at total of 166 cycle parking spaces across the site. This would include 46 spaces for residents and 120 spaces for the commercial elements. The provision of these spaces will be secured with conditions requiring the submission of further details and for all cycle parking on site to be provided prior to occupation of the development.
- 1.12 A new sentence should be added after paragraph 7.4 as follows: “Advertisement Consent is recommended to be granted”

2. Consultee comments

- 2.1 Two letters of support have been received from residents of Shaldon Mansions, 132 Charing Cross Road stating the following:
 - This will improve an area that has been in need of development;
 - The scheme will provide housing, over half of which is affordable;
 - The development will include a new art gallery that will create an artistic focal point for the area. It would be fantastic to have something in the west end that would compete with the Barbican and Southbank;
 - I am impressed that they want to retain the music heritage in Denmark Street.
- 2.2 One letter of objection has been received from a resident of York and Clifton Mansions stating the following:
 - The recommendation will be eviction from my home, which is extremely distressing.

3. S106

- 3.1 Additional heads of terms are proposed to paragraph 7.3 as follows (the first being additional and the remaining ones were mentioned in the report but not in paragraph 7.3):
- Confirmation from the Local Planning Authority (after consultation with Transport for London) that the Andrew Borde Street part of the site is no longer required for the Tottenham Court Road Station Upgrade works.
 - £5,729 Financial contribution towards monitoring and reviewing travel plans (as stated in para 6.7.40)
 - Financial contribution towards monitoring and reviewing the CMP (as stated in paragraph 6.7.27)
 - Minimum amount of space on digital screens to be offered to local shops and businesses, 'tin pan alley' uses and for public information/community use/transport information (as stated in paragraph 6.3.25)
- 3.2 Amendments are proposed to two bullet points in paragraph 7.3 as follows:
- Bullet point 4 should read "Loss of employment space funding of £101k to be used for training & employment of local residents"
 - Bullet point 13 should read "local labour and local procurement (including apprenticeships and payment towards recruitment/support costs during construction phase; promotion of and target for end use jobs for local residents)"

4. Community Infrastructure Levy (CIL)

- 4.1 The last sentence of paragraph 6.8.6 should say "An informative will be attached to any consent advising the applicant of this charge". Based on the Mayor's charging schedule and the information given on the plans, the charge is likely to be for the CIL only, because of the floorspace losses for retail and office uses which is larger than the hotel uplift. The CIL charge is likely to be £431,650 (8,633sqm uplift x £50).

5. Conditions

- 5.1 A number of conditions have been amended as set out below. Please note that the drawing numbers are still being clarified for all applications as there have been a number of amendments and condition 2 of 2012/6858/P and 2012/6861/P will be changed accordingly.

Planning application (2012/6858/P)

1. The development hereby permitted must be begun not later than the end of five years from the date of this permission.

28. – No music from ~~shall be played on~~ the roof terraces to Building A or B, hereby approved shall be audible from 1m outside of or on the balcony of the nearest noise sensitive facade.

32. None of the Sui Generis uses (the urban gallery and basement venue) hereby permitted shall occur outside of the following times: 09:00 - 23:30 Monday to Wednesday ~~Thursday~~, 09:00- midnight Thursday, Friday and Saturday; and 09:00-22:30 Sunday, and no customers shall be permitted within these premises outside of the approved hours of use.

43. The applicant has raised concern regarding this condition because of the potential of compromising the operation of building B. This condition was included in the Centre Point permission with the aim of ensuring a balance of A1 and A3 uses at ground floor level. Officers are not aware of any practical issues why the ground floor area could not be divided and occupied by an A1 and A3 use if required and the recommendation is to retain this condition.

50. The new pedestrian routes from Denmark Street and the new public square (previously Andrew Borde Street) shown on drawing numbers [TBC] hereby approved shall be carried out and available for public use prior to first occupation of ~~the approved residential units~~ any of the uses hereby approved.

51. No loading or unloading of goods associated with the use of the buildings, including fuel, by vehicles arriving at or departing from the premises shall be carried out outside the following times: 07:00-20:00 Monday to Saturday and 08:00 - 20.00 ~~Monday to~~ Sunday and on Public/Bank Holidays.

55. The relevant part of development shall not commence until details of the proposed public cycle storage areas for

- (a) 46 cycles for the residential units
- (b) 152 cycles for the commercial units (staff parking and visitors)

have been submitted to and approved in writing by the Council. These spaces shall be provided prior to occupation of the development and shall thereafter be permanently retained and used for no purpose other than for the parking of bicycles for users and occupiers of the development, unless otherwise agreed in writing by the Local Planning Authority.