

Gerald Eve
7 Vere Street
London
W1G 0JB

Application Ref: **2009/2626/P**
Please ask for: **Barrington Bowie**
Telephone: 020 7974 **2630**

3 March 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Approval of Details Part Granted/Refused

Address:
St Giles Court
1-13 St Giles High Street
London
WC2H 8LB

Proposal:
Submission of details of hard and soft landscaping and means of enclosure of all un-built open areas etc, pursuant to condition 5 of planning permission dated 04/10/06 (2005/0259/P) for redevelopment of site for mixed use development comprising office (class B1), retail (class A1), food and drink (class A3), community (Class D1) and residential (class C3) uses, new public courtyard and new pedestrian routes across the site.

The Council has considered your application and decided the following:

a) to GRANT APPROVAL for:

APPROVE:

Details of courtyard trees, courtyard paving and details in the submitted Design Statement are acceptable. The submitted Landscape Strategy Report (CFA, 27 March 2009) is considered generally satisfactory but cannot be fully approved until green roof details have been fully addressed.



Drawings – only those ENTIRELY acceptable

PLANS:

Drg. Nos

Prefix FP-SW-SC-L00:-

97000 Rev03 - Ground level plan paving layout
97003 Rev08 - Ground level plan levels and falls
97006 Rev02 - Ground level plan paving types
97010 Rev08 - Ground level plan of big tree pit (T1)
97011 Rev07 - Section through big tree (T1)
97020 Rev08 - Ground level plan small tree pit (T2)
97021 Rev07 - Section through small tree (T2)
97025 Rev01 - Ground level plan artwork 1
97026 Rev02 - Section through artwork 1
97027 Rev01 - Ground level plan artwork 2
97028 Rev02 - Section through artwork 2
97032 Rev04 - Column section ground level
97035 Rev02 - Piazza access to EDF room

Prefix FP-C1-SC-LM:-

24109 Rev06 - Stair 10 ground floor
24110 Rev06 - Stair 11 ground floor

Prefix FP-SW-SC-LM:-

20070 Rev05 - General arrangement roof plan

SUPPORTING DOCUMENTS:

Design Statement for Planning Condition 5 (RPWB, May 2009)

b) to REFUSE :

REFUSE:

Street tree specifications and street tree root barrier details. Further information on the following is required to be submitted to and approved by the local planning authority: street tree specification, street tree root barrier and green roof details.

Drawings – only those that wholly or partly relate to the above

PLANS:

Drg. Nos:

Prefix FP-SW-SC-LM:-

47101 Rev09 - Residential and office roof make ups

Prefix FP-C3-SC-L08:-

20221 Rev09 - Office level 08 roof garden sheet 1
20222 Rev10 - Office level 08 roof garden sheet 2

Prefix FP-CM-SC-L10:-

SUPPORTING DOCUMENTS:

Central St Giles London Landscape Strategy Report (CFA Landscape, March 2009)

Reasons for Refusal

- 1 The submitted street tree specifications are considered unsatisfactory and should be in a more natural form and shape (1/3 stem, 2/3 crown) and should be reduced to a 20-25cm girth; whilst the street tree root barrier details are considered unsatisfactory, as they should be of a maximum depth of 600mm. Both details as submitted would be contrary to the provisions of policies B1 and B7 of the Camden Replacement UDP 2006.

Informative(s):

- 1 You are reminded that you are required to submit the following details: satisfactory street tree specification, satisfactory street tree root barrier dimensions and green roof information, before condition 5 can be fully discharged.
- 2 You are advised to: i) amend the spec of the London Plane street trees to a more natural form and shape (i.e. 1/3 stem, 2/3 crown) ii) reduce the size of the trees to 20-25cm girth so they are more likely to establish [the Council will undertake any pruning works to the trees should they require them due to any relationship with transport routes] and iii) show any tree root barriers to be a depth of 600mm maximum.
- 3 You are advised to provide sections of green roof build-up (inc depth of substrate) and details of species, number of plants and a long-term maintenance plan to ensure the survival of the green roof system.
- 4 You are reminded that conditions: 5 (in part) - details of hard/soft landscaping, 6 - timescales and quality for delivering landscaping, 21 - sustainable drainage, 23 (in part) - contaminated land and 31 (in part) - impact on terrestrial television reception, of planning permission granted on 4/10/2006, App No 2005/0259/P, are outstanding and require details to be submitted.

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