

Delegated Report		Analysis sheet		Expiry Date:		14/12/2009	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Barrington Bowie				2009/4729/P			
Application Address				Drawing Numbers			
St Gile Court, 1-13 St Giles High Street, London, WC2				CSG-02-01; 02-02 D; 02-03 C; 04 D; 05 D; 06 D; 07 C; 08 D; 09 C; 10 D; 11 D; SP.01; HH-01 B; HH-02 B; HH-03 B; HH-04 B; HH-05 B; HH-08 B; HH-07 B; HH-08 B; HH-09 B; HH-10 B; HH-11 B; Covering Letter Dated 05/10/09 From DP9			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendment to planning permission 2005/0259/P to include changes to mix of residential units on floor levels one to eleven (reduction in the number of one-bed units from 30 to 21, two-bed units from 26 to 12; and the creation of 16 studio units and 7 three-bed units).							
Recommendation(s):		APPROVE subject to re-engrossed s106 agreement to parent permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Liaison with policy officers – no objection.					
CAAC/Local groups* comments: *Please Specify		Covent Garden Community Association (CGCA) has been notified and has no comments to make.					

Site Description

1. The application site, currently known as St Giles Court is a street block comprising an 8 to 10 storey, 1950's-built office building complex providing some 33,500 sq m (361,000 sq ft) of floorspace. St Giles Court occupies the 7000sq m island with St. Giles High Street, Earnshaw Street, Bucknall Street and Dyott Street forming the site's southern, western, northern and eastern boundaries. This has been demolished and construction works are well advanced following planning approval to redevelop the site in October 2006 (see history).
2. Immediately to the south of St Giles High Street (an historic route into the City of London) lies the Grade I listed, 18th century St Giles-in-the-Fields (hereinafter referred to as St Giles Church). To the west the Centre Point Tower stands between St Giles Court and Charing Cross Road. At the site's southeast corner lies Princes Circus, a complex traffic junction that is not pedestrian friendly. There are several buildings that front onto Princes Circus, including Bloomsbury Central Baptist Church, which separates the site from Princes Circus, and the Shaftesbury Theatre. Immediately to the north, across Bucknall Street, is Castlewood House, a development of similar style and vintage to St Giles Court.
3. Three conservation areas surround the application site, Bloomsbury to the north and east, Seven Dials (Covent Garden) to the southeast, and Denmark Street to the south and west.
4. The wider area around the site is characterised by many of London's most popular visitor attractions. Immediately to the north is the Bloomsbury area in which are located internationally prominent university colleges and the British Museum; to the east is Holborn, which has recently seen an increase in office floorspace, and new hotels. Further developments of this kind are expected in Holborn following its identification in the Draft London Plan as an area of intensification. Covent Garden with its market, restaurants, Opera House and historic streets lies to the southwest and London's theatreland, centred on Shaftesbury Avenue is to the south. These two areas are huge international attractions, drawing in large numbers of visitors throughout the year. Southwest of St Giles, across Charing Cross Road is Soho, popular as a home for media and film companies and for its large numbers of restaurants, bars and clubs. Oxford Street, Britain's largest shopping centre with a massive annual footfall lies to the west and Tottenham Court Road the UK's leading electronic retail centre to the northwest.

Relevant History

4 October 2006. App No 2005/0259/P. After the satisfactory completion of the legal agreement, planning permission granted 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.

18 May 2007. App No 2007/1564/P. **Approval of details granted** for additional lifetime homes information in support of the access statement pursuant to **condition 15** of the above approved application (2005/0259/P on 4 October 2006).

18 May 2007. App No 2007/1569/P. **Approval of details granted** for submission of a ground investigation report pursuant to **condition 23 (a & b)** of the above approved application (2005/0259/P on 4 October 2006).

18 May 2007. App No 2007/1571/P. **Approval of details granted** for community safety measures pursuant to **condition 34** of the above approved application (2005/0259/P on 4 October 2006).

25 May 2007. App No 2007/1773/P. **Approval of details partially granted** for submission of a written scheme of Archaeological Investigation for Archaeological Evaluation and a programme of archaeological investigation pursuant to **condition 14** of the above approved application (2005/0259/P on 4 October 2006).

25 May 2007. App No 2007/1781/P. **Approval of details granted** for submission of baseline noise monitoring survey pursuant to **condition 24** of the above approved application (2005/0259/P on 4

October 2006).

25 May 2007. App No 2007/1778/P. **Approval of details refused** for details contained within the submitted BREEAM and EcoHomes Design Stage Assessments pursuant to **condition 26** of the above approved application (2005/0259/P on 4 October 2006).

25 May 2007. App No 2007/1785/P. **Approval of details partially granted** for submission of survey details to assess impact of terrestrial television reception pursuant to **condition 31** of the above approved application (2005/0259/P on 4 October 2006).

25 May 2007. App No 2007/1783/P. **Approval of details partially granted** for submission of design and method statements (as required by Crossrail) for all ground floor structures, foundations and basements and for other structures below ground level including all piling pursuant to **condition 35** of the above approved application (2005/0259/P on 4 October 2006).

19 July 2006. App No. 2007/2510/P. **Approval of details granted** for submission of sustainable drainage measures pursuant to **condition 21** of the above approved application (2005/0259/P on 4 October 2006).

19 July 2006. App No. 2007/2520/P. **Approval of details granted** for submission of an energy statement pursuant to **condition 27** of the above approved application (2005/0259/P on 4 October 2006).

20 July 2006. App No. 2007/2511/P. **Approval of details partially granted** for submission of site drainage measures pursuant to **condition 22** of the above approved application (2005/0259/P on 4 October 2006).

20 July 2006. App No. 2007/2510/P. **Approval of details granted** for submission of water recycling measures pursuant to **condition 29** of the above approved application (2005/0259/P on 4 October 2006).

26 July 2007. App No. 2007/1804/P. **Certificate of Lawfulness granted** for a proposed development for minor amendments to the approved building envelope comprising: a shift of the residential block footprint 500mm eastwards and slight increases in height of the market and affordable housing elements of the residential by 300mm and 480mm respectively.

10 August 2007. App No 2007/3385/P. **Approval of details granted** for details contained within the submitted BREEAM and EcoHomes Design Stage Assessments pursuant to **condition 26** of the above approved application (2005/0259/P on 4 October 2006).

21 December 2007. App No. 2007/4091/P. **Approval of details granted** for details of form, colour and textural properties of proposed facing material pursuant to **condition 3** of the above approved application (2005/0259/P on 4 October 2006).

10 June 2008. App No. 2008/2213/P. **Approval of details granted** for submission of design and method statements et al pursuant to **condition 35** of the above approved application (2005/0259/P on 4 October 2006).

17 February 2009. App No. 2009/0162/P. **Approval of details granted** for submission of samples of materials and plans et al pursuant to **condition 2** of the above approved application (2005/0259/P on 4 October 2006).

18 February 2009. App No. 2009/016/P. **Approval of details granted** for submission of details of acoustic report pursuant to **condition 9** of the above approved application (2005/0259/P on 4 October 2006).

8 December 2009. App No. 2009/2623/P. **Approval of details granted** for submission of details of slab levels pursuant to **condition 4** of the above approved application (2005/0259/P on 4 October

2006).

8 December 2009. App No. 2009/2624/P. **Approval of details granted** for submission of details of method of storage and waste removal pursuant to **condition 25** of the above approved application (2005/0259/P on 4 October 2006).

8 December 2009. App No. 2009/3805/P. **Approval of details granted** for submission of details of drainage system and fat traps pursuant to **condition 22** of the above approved application (2005/0259/P on 4 October 2006).

Relevant policies

H8 – Mix of units

Assessment

The application involves an amendment to the approved unit mix in the private element of the approved development at Central St Giles. ***The affordable housing element does not form part of this application and remain unaffected by these proposals.***

As originally approved, the market element of the scheme included 30 one-bedroom dwellings and 26 two-bedroom dwellings accommodated in an 11-storey tower block. There were no studios proposed. The proposed mix of private units is as follows: 16 studios (new), 21 one-bedroom units (a reduction of 9), 12 two-bedroom units (a reduction of 14) and 7 three-bedroom units (new).

In essence, the private element as approved is losing two-bedroom units in favour of a combination of studio flats and one-bed units. However, there is evidence to suggest (within both the Camden Housing Needs Survey Update 2008 and the Greater London Study) that two-bed units are most required in the private sector.

UDP policy H8 stresses the importance of providing an appropriate mix of small and large dwellings. The local planning authority (LPA) takes the view that a large family unit contains three or more bedrooms. In that sense the proposed market unit mix is improved. Whilst the emerging UDP indicates a need for two-bed units within the private sector (arising from Housing Needs Survey evidence) The LPA can only give this limited weight when assessed against existing UDP policy.

Nevertheless, the proposed alterations are considered to be acceptable, given that (i) the mix of units is improved and (ii) the supporting guidance (CPG) encourages flexibility in the provision of *market* units to generate sufficient capital receipts to cross-subsidise the requisite affordable housing.

Planning permission is recommended. Furthermore, the s106 agreement attached to the existing parent permission will be re-engrossed to include reference to this planning permission. An informative has been attached to ensure that planning permission sought for these amendments should not be granted until such time as the s106 agreement is engrossed.

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