

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/10/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Barrington Bowie				2009/3805/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1-13 St Giles Court St Giles High Street London WC2H 8LB				Covering letter Drg Nos. ASV-SW-B01-52200 Rev C3 RP-E 00.00			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Approval of details pursuant to condition 22 (details of drainage system and fat traps) of application 2005/0259 (granted 04/08/2006) for the redevelopment of site for mixed use development comprising office (Class B1), retails (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.							
<b>Recommendation(s):</b>		FULLY discharge condition No.22					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Liaison with Thames Water. No objections					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

## 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. The building is currently vacant, and earmarked for demolition 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 where internationally prominent university colleges and the British Museum are located; 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).

#### **Relevant policies**

SD1 – Quality of Life

SD9B – Resources and energy (water)

#### **Assessment**

##### **CONDITION NO.22**

The construction of the site drainage system shall be carried out in accordance with the details submitted to and approved in writing by the local planning authority before the development commences.

**REASON:** To attenuate water run-off and to prevent pollution of the water environment in accordance with policies RE2, EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000 and policies SD1 and SD9B of the Revised Deposit Draft UDP as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006 (now adopted June 2006).

Thames water do not object to the submitted site drainage details, therefore condition No.22 can be FULLY discharged.

#### **Disclaimer**

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