

Moseley & Webb
70 Queen Victoria Street
LONDON
EC4N 4SJ

Application Ref: **2007/2511/P**
Please ask for: **Barrington Bowie**
Telephone: 020 7974 **2630**

20 July 2007

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: Details of site drainage systems (condition 22) pursuant to 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:

Provision for drainage of water satisfactory. Provision for discharge of waste satisfactory in principle, but cannot be fully discharged until attached informatives have been fully addressed.



Drawing Nos: Covering letter;
Drg. No. SKPH-022
Water Recycling Info; SKPH-022 P1

b) to REFUSE :

REFUSE:

* Further information is required as to whether the developer is likely to connect their drainage system to an existing public sewer; they are advised to contact Thames Water Developer Services.

* The developer has not made provision to install suitably maintained fat traps, nor made any arrangements for the collection of waste oil for recycling purposes; they are advised to contact Thames Water Developer Services

Reasons for Refusal

- 1 * Further information is required as to whether the developer is likely to connect their drainage system to an existing public sewer; they are advised to contact Thames Water Developer Services. In the absence of his course of action being followed, the site drainage system would not comply with policy SD8B of the Camden UDP 2006.

 * The developer has not made provision to install suitably maintained fat traps, nor made any arrangements for the collection of waste oil for recycling purposes; they are advised to contact Thames Water Developer Services. In the absence of his course of action being followed, the site drainage system would not comply with policy SD8B of the Camden UDP 2006.
- 2 * The developer has not made provision to install suitably maintained fat traps, nor made any arrangements for the collection of waste oil for recycling purposes; they are advised to contact Thames Water Developer Services. In the absence of his course of action being followed, the site drainage system would not comply with policy SD8B of the Camden UDP 2006.

Informative(s):

- 1 The developer is advised to contact Thames Water Developer Services to ensure that the connection of the service water discharge would not be detrimental to the existing sewerage system, i.e. if it proposed to connect to a combined (or otherwise) public sewer.
- 2 The developer is advised to install properly maintained fat traps and arrange for collection of waste oil by contractor, particularly for re-use as bio fuel.
- 3 You are reminded that conditions: 2 - materials, 3 - on-site mock up of proposed facing materials, 4 - slab levels, 5 - details of hard/soft landscaping, 6 - timescales and quality for delivering landscaping, 7 - tree protection method statement, 9 - acoustic report, 14 (in part) - archaeology, 23 (in part) - contaminated land, 25 - refuse storage/recycling, 26 - BREEAM/EcoHomes Design Stage Assessment, 31 (in part) - impact on terrestrial television reception and 35 (in part) - Crossrail

considerations, of planning permission granted on 4/10/2006, App No 2005/0259/P, are outstanding and require details to be submitted.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Robert Scowfield'.

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

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