

Delegated Report		Analysis sheet		Expiry Date:		20/07/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Barrington Bowie				2007/2511/P			
Application Address				Drawing Numbers			
St Giles Court 1-13 St Giles High Street London WC2H 8LB				Response to Planning Condition No.29: Water Recycling (submitted 10 July 2007): Drg No: SPKH-022			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
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.							
Recommendation(s):		That Condition No.22 is PARTIALLY DISCHARGED					
Application Type:		Approval of Details					
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 Thames Water.						
CAAC/Local groups* comments: *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 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

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

Submissions of details pursuant to the following conditions: **21** (Sustainable drainage) **22** (Site drainage) **27** (Energy) and **29** (Water recycling) are still under consideration.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

UDP 2006 Policies:

SD1 Quality of life

SD9B Resources and energy - water

Assessment

CONDITION TO BE DISCHARGED:

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).

The details contained within the submitted "Response to Condition No.22: Site Drainage" have been assessed by technical officers of Thames Water. Officers are satisfied that the arrangements made for both water and waste disposal are satisfactory. Nevertheless, in terms of waste Thames Water recommends the following additional measures, that will be attached as informatives.

- * 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.
- * 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.

The information submitted is satisfactory, therefore the condition can be **partially discharged**. Full discharge will come into effect once informatives have been satisfactorily addressed.