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Application Ref: **2015/3071/P**  
Please ask for: **Kathryn Moran**  
Telephone: 020 7974 **5709**

23 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

**Address: St Giles Circus site including: 138-148 (even) Charing Cross Road; 4 6 7 9 10 and 20-28 Denmark Street; 1-6 and 16-23 Denmark Place; 52-59 St Giles High Street; 4 Flitcroft Street; and 1 Brook Mews; London WC2**

Proposal: Details of appointment of Engenuiti Ltd in relation to condition 7 of 2012/6858/P dated 31/03/2015 for redevelopment involving the erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place), following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music),(Sui Generis); 884sqm of flexible retails and restaurant floorspace (Class A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1). Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA).

Drawing Nos: Letter from Engenuiti Limited dated 10 April 2015; CV of Clive Fussell



The Council has considered your application and decided to grant approval.

Informative(s):

- 1 The applicant has submitted details of the appointment of a suitably qualified chartered engineer and details of their responsibilities.

The details provided are considered to be acceptable.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such the proposal is in general accordance with policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that conditions 4 (partial), 5, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 25, 26, 37, 40, 42, 43; 55 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment