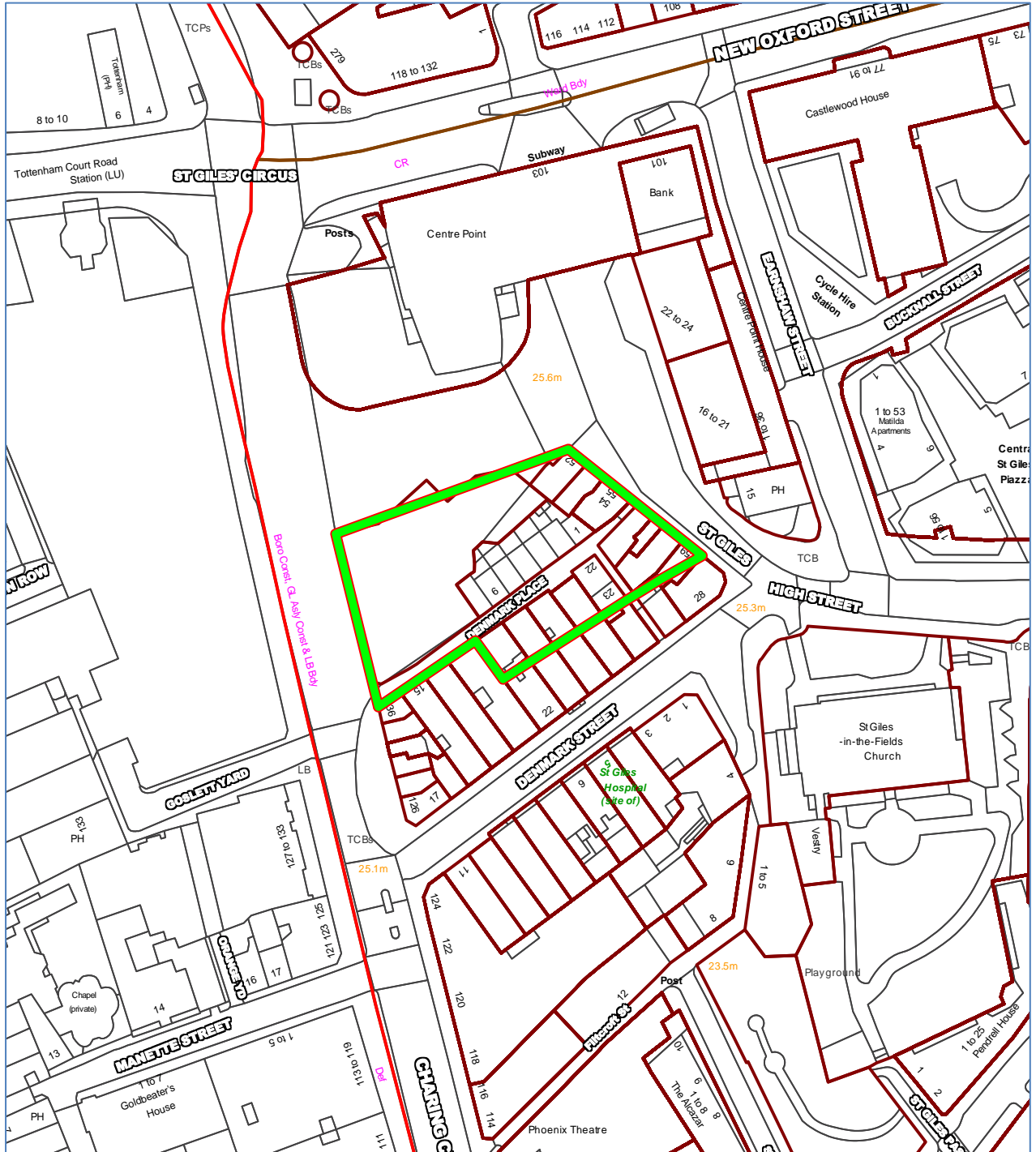


St Giles Circus OS Map



Site Photographs – St Giles Circus

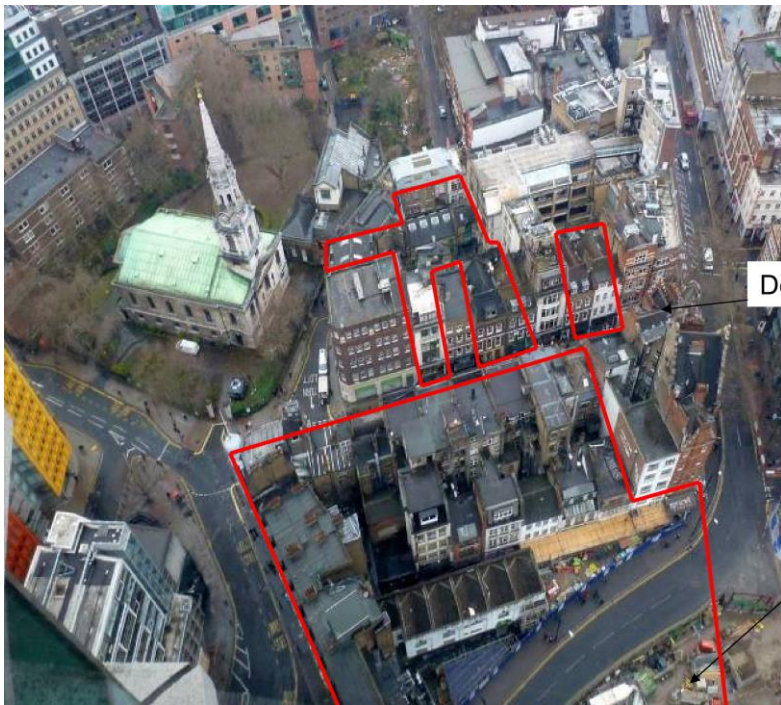


Photo 1: Aerial View



Photos 2 & 3: Denmark Street (North side)



Photos 4 & 5 Denmark Place



Photograph 6: Denmark Street (South Side)



Photograph 7 & 8: Flitcroft Street front and rear



Photo 9: View of 1 Brook Mews Courtyard

Delegated Report		Analysis sheet		Expiry Date:		2015	
(Members Briefing)		N/A		Consultation Expiry Date:			
Officer				Application Number(s)			
Kathryn Moran				2015/3900/P			
Application Address				Drawing Numbers			
St Giles Circus site including: site of 138-148 (even) Charing Cross Road 4 6 7 9 10 20-28 (inc) Denmark Street 1-6 (inc) 16-23 (inc) Denmark Place 52-59 (inc) St.Giles High Street 4 Flitcroft Street and 1 Book Mews London WC2				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>Minor material amendment of condition 2 (development to be constructed in accordance with the approved plans) of planning permission redevelopment 2012/6858/P dated 31 March 2015 namely for alterations to design and materials and changes to approved layout of the development including internal reconfiguration of Buildings A,B,C and D, alterations to internal layout and shopfronts in Denmark Street (north) and alterations to 4 Flitcroft Street including changes to roof pitch of approved rear extension. The original development was '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).</p>							
Recommendation(s):		Grant conditional planning permission subject to s106 legal agreement.					
Application Type:		Minor Material Amendment					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	906	No. of responses	5	No. of objections	5

Historic England: No objection

Natural England: No objection

TFL: No objection but advises the applicant should coordinate with London Underground and Crossrail. An informative would be attached to this affect.

Westminster City Council - Objection received on the grounds that the Inclusion of large advertisement screens would harm the setting of the Soho Conservation Area and the setting of adjacent listed buildings. The proposal will add to existing late night activity and disturbance adjacent to the West End Stress Area. They note that the revisions to the scheme do not overcome the objections raised previously.

Officer comment: This objection does not raise any objection to the proposed amendments. The objection including the installation of advertising screens and the addition of new entertainment uses relates to the approved scheme.

Objections received from neighbouring properties raise the following issues:

1. Previous objections (to approved scheme) were not listened to and the plans for Denmark Street do not respect the history of the street.
2. Loss of light to 5 and 6 Flitcroft Street as a result of the pitched roof to the rear of 4 Flitcroft Street and would make maintenance of the neighbouring properties difficult.
3. The plans do not include any green roofs or walls or planting of trees to Reduce traffic pollution.
4. The impact of the new restaurant use of 1 Brook Mews on Stacey Street.

Officer Comments:

1. The response does not raise any issues regarding the proposed changes to the approved scheme.
2. The proposed pitched roof will result in an increase in height . However there are glazed panels in the roof and it is considered a lightweight structure. Furthermore
These properties are offices and office accommodation isn't protected by Policy DP25 in terms of light. The proposed amendment would not affect the viability of these offices.
3. No new green roofs or green walls are introduced as part of the amendments. However a condition requires submission of landscaping details. Therefore there will be planting in and around the development.
4. The application has been amended and the use of 1 Brook Mews as a restaurant has been omitted, it will be used as office space as approved.

Summary of consultation responses:

CAAC/Local groups comments:

Covent Garden Community Association: No objection

Site Description

The site is located close to the junction of Oxford Street, New Oxford Street, Tottenham Court Road and Charing Cross Road within the Denmark Street Conservation Area. It contains a number of listed buildings at 59 St Giles High Street; 6, 7, 9, 10, 20, 26 and 27 Denmark Street and is adjacent to the Grade I Listed St Giles in the Fields Church. The site is bounded by St Giles High Street and Charing

Cross Road to the East and West and contains properties on the north and south side of Denmark Street. To the north of the site many buildings have already been demolished for the Crossrail construction works and Andrew Borde Street has been temporarily diverted to run through the site.

The site is split into Zones 1 and 2 and Zone 3. Zones 1 and 2 include the area North of Denmark Street (Buildings A,B, C and D) bounded by Charing Cross Road, Andrew Board Street and St Giles High Street and 20-28 Denmark Street (north). Zone 3 includes the area south of Denmark Street (Nos 4,6,7,9 and 10 Denmark Street and 1 Brook Street and 4 Flitcroft Street.)

Relevant History

Planning permission granted on 31 March 2015 (2012/6858/P) 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).

With regards to 4 Flitcroft Street, 1 Brook Mews and 4 Denmark Street (Zone 3) the approved scheme involved:

- Creation of a single storey basement under 1 Brook Mews and the courtyard and increasing the depth of the existing basement under 4 Flitcroft Street
- Change of first to third floor level as residential accommodation and use of ground and basement of 4 Flitcroft Street as a restaurant (includes basement under courtyard of 1 Brook Mews)
- New pavilion infill extension between 4 Denmark Street and 4 Flitcroft Street to provide additional restaurant space
- Use of 1 Brook Mews (new basement, ground and first floor as office space.)
- Alterations to elevations

LDF Core Strategy and Development Policies

- CS1 – Distribution of growth
- CS2 – Growth areas
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS7 – Promoting Camden’s centres and shops
- CS8 – Promoting a successful and inclusive Camden economy
- CS9 – Achieving a successful Central London
- CS10 – Supporting community facilities and services
- CS11 – Promoting sustainable and efficient travel
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 - Promoting high quality places and conserving our heritage
- CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity
- CS16 – Improving Camden’s health and wellbeing
- CS17 – Making Camden a safer place
- CS18 – Dealing with our waste and encouraging recycling
- CS19 – Delivering and monitoring the Core Strategy

- DP1 – Mixed use development
- DP2 – Making full use of Camden's capacity for housing
- DP3 – Contributions to the supply of affordable housing
- DP5 – Homes of different sizes
- DP6 – Lifetime homes and wheelchair homes
- DP10 – Helping and promoting small and independent shops
- DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
- DP13 – Employment premises and sites
- DP15 – Community and leisure uses
- DP16 – The transport implications of development
- DP17 – Walking, cycling and public transport
- DP18 – Parking standards and limiting the availability of car parking
- DP19 – Managing the impact of parking
- DP20 – Movement of goods and materials
- DP21 – Development connecting to the highway network
- DP22 – Promoting sustainable design and construction
- DP23 – Water
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- DP27 – Basements and lightwells
- DP28 – Noise and vibration
- DP29 – Improving access
- DP30 – Shopfronts
- DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities
- DP32 – Air quality and Camden's clear zone

Assessment

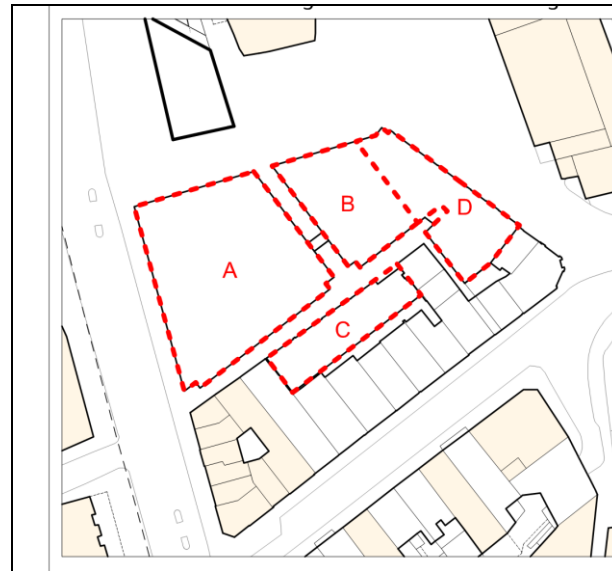
1.0 Proposal

1.1 This application seeks to vary condition 2 (drawing numbers) to allow changes to the scheme granted permission on 31 March 2015 (originally considered by Development Control Committee on 7 November 2013).

1.2 The changes to the approved layout of Zones 1 and 2 (St Giles Circus North) are as follows: a plan showing zones might be useful in the report?

- Alterations to the footprint of the sub-basement to co-ordinate with the position of the Crossrail Tunnel
- Changes to the core at basement level including access to the basement events gallery
- Creation of new lower ground floor and creation of UKPN switch room in basement of 28 Denmark Street
- Relocation of cycle stores from ground floor to lower ground floor
- Alterations to entrances at ground floor level including hotel entrance and entrances to approved flats in 20-27 Denmark Street
- Creation of fire escape doors to rear of 20-27 Denmark Street
- Changes to windows in Denmark Street at first floor
- Changes to core of Buildings A and B at first floor
- Provision of new link bridge to link offices at second floor level (Building C)
- Infilling of lightwell to rear of 21 Denmark Street
- Relocation of A3 restaurant use from fifth to fourth floor of Building A
- Relocation of plant equipment from fifth floor to fourth floor
- Relocation of link bridge from third to fourth floor between buildings A and B to link restaurant.bar uses
- Relocation of office space from fourth to fifth floor level
- Relocation of lift overrun

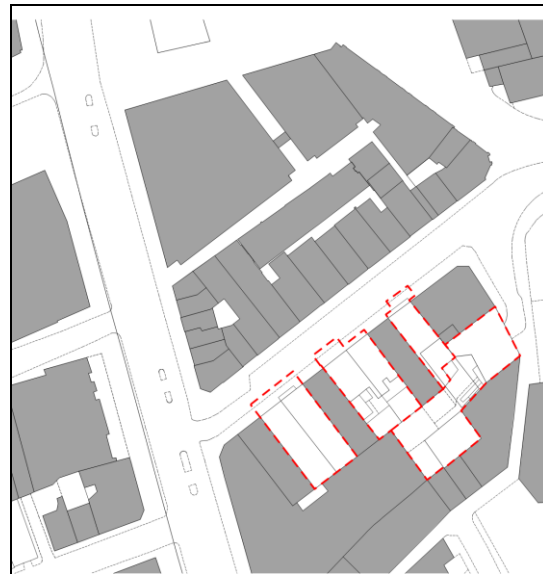
- Increase the extent of roof covered by solar photovoltaic panels



Map 1: Zones 1 and 2

1.3 The design changes to Zones 1 and 2 are as follows:

- Elevational changes resulting from relocation of cycle store from ground floor to lower ground floor
- Changes to doors on Charing Cross elevation of Building A
- Redesign of the south elevation of Denmark Place including changes to fenestration
- Design changes to the corner of St Giles High Street East at the junction of the new development and the existing buildings on St Giles High Street.
- Use of PVD Stainless Steel cladding



Map 2; Zone 3

1.4 The changes to Zone 3 (1 Brook Mews), 4 Flitcroft Street and 4 Denmark Street) are as follows:

- Further excavation to create sub basement under 1 Brook Mews office accommodation for tenant plant equipment
- Alterations to the roof form and materials of the pavilion extension for restaurant to provide timber frame infill extension with pitch glazed roof
- Associated alterations

Revisions

1.5 Some minor revisions have been sought during the consideration of this application including:

- Omission of the change of use of 1 Brook Mews to restaurant (Class A3) and continued use as

office (Class B1) as approved;

- Refinements to the submission including changes to fenestration

2.0 Assessment

Design

- 2.1 The amendments to the scheme are considered to be positive and would provide an improved development in terms of appearance and usability. Relocating the cycle store from the ground floor in Building D (to the basement of Building A) increases the active frontage on Denmark Place, visually opening the narrow pedestrian thoroughfare allowing it to feel less enclosed. The cycle storage in the hotel use in Building A (on the north side of Denmark Place) would be moved from ground to basement, separating it from the hotel use. In design terms, this change results in a more active frontage for the hotel use as seen on the north side of Denmark Place, and creating a greater visual relationship with Denmark Street (to the south) because the hotel frontage is in an alignment with the north side of Denmark Street. This design will assist in way finding, creating active pedestrian links and interconnectivity within the overall site. The relocation of the cycle stores is assessed in highways terms below.
- 2.2 The ground floor doors of Building A's Charing Cross elevation have been redesigned to sit parallel with its façade when in the open position, whereas with the previous design they were positioned in a perpendicular manner to the façade, thereby encroaching into the public realm. This refined design is much less visually obtrusive and one that will not hinder pedestrian flow between internal and external areas of the building;
- 2.3 The redesign of the frontage to the south side of Denmark Place by increasing the number of openings from the more solid appearance of the approved scheme (at high level) is welcome. A greater division of glazed ground floor apertures would reduce the perceived size and create more of a human scale at pedestrian level.
- 2.4 The proposed design modifications to the corner of St Giles High Street East where the new building adjoins the existing building would create an active frontage at ground floor where it adjoins and turns the corner. In the approved scheme it was a solid blank wall which is not considered to be of much visual merit. The materials use of the PDP Stainless Steel cladding will also tie the corner element of the building into the rest of the proposals on the site by using the same materials on the main development.



Image 1: Proposed elevation of buildings A (taller) and B

- 2.5 The footprint of the extension to the rear of a 4 Flitcroft Street and 4 Denmark Street remains unchanged but the redesign of the roof form, despite an increase in height, ensures it remains subservient to the parent building. Since pre-application discussions the height has been

significantly reduced to ensure the pitch of the roof does not obscure views of the rear of the buildings.

2.6 The proposed design changes to the approved scheme are a more considered approach that improves the visual and aesthetic relationship with the existing built environment and surrounding heritage assets; provides more active frontages by introducing glazed ground floor façades where originally solid walls (dead frontages) were proposed (due to internal design modifications); and increases the visual and physical connectivity within the site and beyond by aligning active frontages, thereby also improving way finding.

Land Use

2.7 As a result of the internal reconfiguration the proposals would result in an uplift of 78m² of floorspace overall (21,140m²) in comparison to the approved scheme (21,062m²). Of this increase, 32m² would be residential accommodation. There would be a 243m² uplift of retail accommodation, a 147m² increase in office accommodation, a small reduction in hotel accommodation (42m²), a reduction in the size of the Urban Gallery of 164m² and an increase in the size of the Basement Venue (313m²). There would be a significant reduction in flexible A1/A3 floorspace. However this accommodation, as approved, would be located at basement level providing ancillary storage and would not affect the retail accommodation to be provided at ground floor level. The scheme would still comply with Condition 45 which requires a minimum of 50% of the ground floor flexible retail/restaurant floorspace to building B shall be provided as class A1 retail floorspace.

2.8 The relocation of the uses on the upper floors is not considered to significantly alter the nature of the land use mix. The provision of a new link bridge would facilitate the office space at second floor in 21-25 Denmark Street and Denmark Place to be used by a single occupier if necessary. The relocated bridge link at fourth floor would allow for the approved restaurant and bar/terrace to be linked. The proposed layout is considered to be a more efficient use of the different floors than what was originally approved

2.9 The proposed reconfiguration of the ground floor will significantly enhance the retail frontage within the development, creating more active frontage on Denmark Place, Charing Cross Road and St Giles High Street. The alterations to the ground floor layout of 20-27 Denmark Street i.e. relocating the residential entrance to the rear would provide more usable space for the retail units which is welcome in enhancing Denmark Street for music related retail uses at ground floor level.

2.10 The capacity of the urban gallery and the basement venue is not to be increased and condition 49 attached to the original permission would ensure the ground floor 'urban gallery' and the basement venue shall have a maximum capacity each of 550 people and 800 people respectively. The reduction in size of the urban gallery due to changes to the core, is considered acceptable. As part of the proposed scheme the urban gallery would occupy 514m² and the scheme would maintain a large area for display of internal LED screens and use for circulation space, retail, advertising, exhibition, corporate events and exhibitions etc as originally approved.

Amenity

2.11 It is not considered that the amendments to the original scheme would have any adverse impact on residential amenity. With the exception of 1 Brook Mews, the works are mainly internal or to the facades with no additional height or bulk proposed. The increase in height of 2.2m for the proposed pitched roof of the extension at the rear of 4 Flitcroft Street would not affect nearby residential properties in terms of loss of light or enclosure.

Highways

2.12 The proposed changes to the cycle stores are considered acceptable. The cycle store at basement would be accessible for tenants of the development and would result in an increase in active retail frontage at ground floor level. The proposed changes to the approved scheme are not considered to have any detrimental impact on the highway network. The relocation of the entrances to the residential units in Denmark Street is considered acceptable. A shared residential entrance located in Denmark Place would benefit from natural surveillance from the hotel

entrance. The area would also be well lit.

Basement

- 2.13 The creation of a 4.5m deep basement under 1 Brook Mews was approved as part of the original scheme. It was accompanied by a Basement Impact Assessment. Whilst the report was not independently assessed (as this was not a requirement in 2013 when Committee resolved to grant permission) the site conditions, including presence of groundwater and the method of excavation (traditional underpinning) were assessed as part of the consideration of the scheme. It was considered that the excavation method was appropriate and the proximity of the Tottenham Court Road station and Centre Point basement, which are upstream of the development, would mean the proposed basement is unlikely to have an impact on ground water flow on nearby buildings. The application was approved subject to conditions requiring submission of detailed information prior to commencement of the basement construction including submission of details of a qualified engineer who would oversee the approved basement construction.
- 2.14 The proposed sub basement has a relatively small footprint and would result in the excavation of a further 2.5m approximately. The construction would be subject to the same conditions. On this basis it is considered that the amendment to the approved excavation below 1 Brook Mews is acceptable.

Conclusion

- 2.15 The proposals are considered to constitute minor material amendments to the approved scheme. The works are mainly internal reconfiguration and design changes and would not alter the nature of the approved development. The design changes, in particular the works to the Charing Cross Road elevation and the junction between the existing St Giles High Street buildings and the new buildings are considered to constitute a significant improvement in the appearance of the development within its context. The proposals will also increase the active frontages in Denmark Street and Denmark Place by relocating back of house facilities with dead frontages e.g. cycle stores to the lower level. The changes will enhance the retail accommodation and the relocation of approved uses on the upper floors will result in more efficient use of the space. The application is subject to all of the same conditions attached to original consent. Furthermore the obligations included in the s106 legal agreement would also still be applicable.

3.0 Recommendation

- 3.1 It is recommended that a Minor Material Amendment to planning permission 2012/6858/P is granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th October 2015. For further information please click [here](#)

Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QLApplication Ref: **2015/3900/P**

22 October 2015

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**St Giles Circus site including: site of 138-148 (even) Charing Cross Road 4 6 7 9 10
20-28 (inc) Denmark Street 1-6 (inc) 16-23 (inc) Denmark Place 52-59 (inc) St.Giles
High Street 4 Flitcroft Street and 1 Book Mews London WC2****DECISION**
Proposal: Variation of condition 2 (approved plans) of planning permission redevelopment 2012/6858/P dated 31 March 2015 namely for alterations to design and materials and changes to approved layout of the development including internal reconfiguration of Buildings A,B,C and D, alterations to internal layout and shopfronts in Denmark Street (north) and alterations to 4 Flitcroft Street including changes to roof pitch of approved rear extension. The original development was '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:

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 2 Condition 2 of the planning permission dated 31 March 2015 reference number 2012/6858/P shall be replaced by the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

1793PL001-01; 1793PL001-02; 1793PL001-03; 1793PL001-04 P3; 1793PL001-05 P3; S10/DSD/195; 1793PL001-010 P3; 1793PL001-011 P3; 1793PL001-012 P3; 1401_PL100; 1793PLEX005-B1 P2; 1793PLEX005-00 P2; 1793PLEX005-01 P2; 1793PLEX005-02 P2; 1793PLEX005-03 P2; 1793PLEX005-04 P2; 1793PLEX005-05 P2; 1793PLEX005-05/Roof Plan P2; 1793PLEX005-16 P2; 1793PLEX005-10 P2; 1793PLEX005-11 P2; 1793PLEX005-12 P2; 1793PLEX005-13 P2; 1793PLEX005-14 P2; 1793PLEX005-15 P2; 1793PLEX010-01 P2; 1793PLEX010-02 P2; 1793PLEX010-03 P2; 1793PLEX010-04 P2; 1793PLEX011-01 P2; 1793PLEX011-02 P2; 1793PLEX011-03 P2; 1793PLEX011-04 P2; 1793PLEX015-01 P2; 1793PLEX015-02 P2; 1793PLEX015-03 P2; 1793PLEX015-04 P2; 1793PLEX015-05 P2; 1793PLEX015-06 P2; 1793PLEX015-07 P2; 1793PL005-B2 P3; 1793PL005-B1 P3; 1793PL005B1 MZ P3; 1793PL005-00 LG; 1793PL005-00 P3; 1793PL005-01 P3; 1793PL005-02 P3; 1793PL005-03 P3; 1793PL005-04 P3; 1793PL005-05 P3; 1793PL005-06 P3; 1793PL005-RF P2; 1793PL010-01 P3; 1793PL010-02 P3; 1793PL010-03 P3; 1793PL010-04 P3; 1793PL010-05 P3; 1793PL010-06 P3; 1793PL011-01 P3; 1793PL011-02 P3; 1793PL011-03 P3; 1793PL011-04 P3; 1793PL015-01 P3; 1793PL015-02 P3; 1793PL015-03 P3; 1793PL015-06 P3; 1793PL015-07; P3; 1793PLEX016-20 P2; 1793PLEX016-21 P2; 1793PLEX016-22 P2; 1793PLEX016-23 P2; 1793PLEX016-24 P2; 1793PLEX016-25 P2; 1793PLEX016-26 P2; 1793PLEX016-50 P2; 1793PLEX016-51 P2; 1793PLEX016-52 P2; 1793PLEX016-53 P2; 1793PLEX016-54 P2; 1793PLEX016-60 P2; 1793PL016-SP P; 1793PL016-00 P3; 1793PL016-01 P3; 1793PL016-02

P3; 1793PL016-03 P3; 1793PL016-04 P3; 1793PL016-05 P3; 1793PL016-06 P3; 1793PL016-07 P3; 1793PL016-08 P3; 1793PL016-09 P3; 1793PL016-10 P3; 1793PL016-11 P3; 1793PL016-12
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and associated plans dated 13 May 2013 (BRE -003; -004; -005; -006; CAD 001; CAD 002); Clarifications on Wind Assessments in the vicinity of Centrepoint tower, 21St May 2013; Turley Associates Supplementary HMO note and associated plans, licence and evaluation of standard of accommodation, 16 May 2013; Engenuiti Basement Construction Phasing 029-2k-052, 15/04/2013; Engenuiti North of Denmark Street Basement Impact Assessment 19/06/2015; Engenuiti 4 Flitcroft Street and 1 Book Mews Basement Impact Assessment 19/06/2015.

Reason: for the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 You are advised that the informatives attached to 2012/6858/P dated 31 March 2015 remain applicable.

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.

Yours faithfully

Culture and Environment Directorate

DRAFT

DECISION