

Mr. Craig Slack
Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Application Ref: **2015/3104/P**
Please ask for: **Kathryn Moran**
Telephone: 020 7974 **5709**

30 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

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

Proposal: Details of Environment Statement, Air Quality document, CHP emission technical note and a roof layout in relation to conditions 37 and 38 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: E8160 00; CHP Technical Note June 2015; Environmental Statement Air Quality

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

Informative(s):

1 Reason for granting permission:

The applicant has provided details of the Environmental Statement, Air Quality document, CHP emissions and the roof layout by BuroHappold. The Council's Sustainability Officer has reviewed the documents and has confirmed that Condition 37 (full details of CHP flue) can be discharged. The CHP flue will be located in the area that already suffers from highest NO₂ levels in the area, and away from the ventilation intake. The CHP will be fitted with a catalytic converter to remove NO_x emissions and achieve levels well below the GLA recommendation which is acceptable.

Condition 38 can only be partially discharged as further details are required including a maintenance plan detailing how the CHP and catalytic converter will be serviced and maintained to ensure the CHP continues to meet the required emissions targets throughout its lifetime

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 CS13 London Borough of Camden Core Strategy and policy DP22, DP24, DP32 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, 38 (partial), 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment