

Ms Anna Snow
Iceni Projects
Flitcroft House 114-116 Charing Cross
Road London WC2H 0JR

Application Ref: **2016/3896/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

9 August 2016

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 Charing Cross Road 4, 6, 7, 9, 10 and 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 WC2H 8NH



Proposal: Details of a maintenance plan detailing how the CHP and catalytic converter will be serviced and maintained to fully discharge (in conjunction with the details submitted under 2015/3104/P) condition 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: Cover letter dated 13/07/2016, Hoval Maintenance Plan (Quotation No. 1100823761) dated 28/06/2016 and Narrative for Planning Condition 38 discharge by Skanska.

Informative(s):

- 1 Reason for approving the details.

The applicant has provided further details as 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. The submitted details have met the satisfaction of the Council's Sustainability, Low Carbon Energy and Air Quality Officers. The details can therefore be discharged. The remainder of condition 38 has been discharged under application 2015/3104/P.

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 Policies CS5 and CS13 London Borough of Camden Core Strategy and policies DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

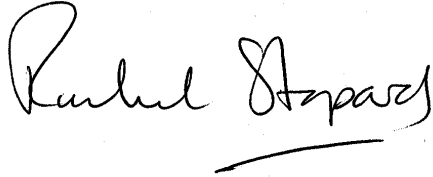
- 2 You are advised that conditions 4 (partial), 5, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 (partial), 21, 25, 26, 40, 42, 43; 55 are outstanding and require details to be submitted and approved.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities