

Miss Freya Turtle
Iceni Projects Ltd
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2016/4218/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

5 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
59 St Giles High Street
London
WC2H 8LH

Proposal: Excavation of a trench in the basement for the installation of UKPN cables.

Drawing Nos: Site Plan; Location Plan; Cover Letter & Design & Access Statement, Heritage Statement prepared by Alan Baxter, dated July 2016; Method Statement prepared by Scudder, dated 14/07/2016; 1753; -PLEX020-00 Rev P1; PL020-00 Rev P1; 029-Z2-SK066: -01, 02, 03, 04.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The application site is a Grade II listed building, and forms part of the St Giles Circus site (comprising the 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), currently undergoing redevelopment (planning ref 2012/6828/P, approved 31/03/2015).

The current application relates to the proposed excavation of a trench (1200mm wide and 2000mm deep) at basement level to allow for the laying of UKPN cables. The proposed cable duct requires openings to be made beneath the footings of the building on the north and southern sides of site boundary. Trial pits have been carried out to ascertain the depth of the footings; on the southern side the duct is proposed to be cored through the concrete underpinning of the wall, and on the northern side will pass approximately 1.2m beneath the shallow footing of the building. This has been demonstrated by supporting sections and sketches prepared by Engenuiti (structural engineer), who have advised that the localised ground removal will have no impact on the structural stability of the building. The proposed works will have no impact on the historic fabric of the property and is therefore considered to be acceptable and would not cause harm to the special interest of the listed building.

The Greater London Archaeological Advisory Service was consulted, from whom a consultation response was received on 18 August 2016 advising that no archaeological work is required as the works would be covered by the approved Written Scheme of Investigation for archaeological excavation for the wider site (approved under 2015/2723/P for the discharge of condition 11 (Archaeology survey) granted under reference 2012/6858/P dated 30/03/15).

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London

Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

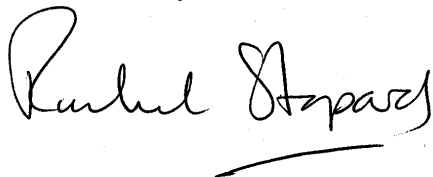
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities