

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

Application Ref: **2016/4486/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

14 September 2016

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, 7, 9, 10, 20-28 (inc) Denmark Street (inc) 16-23 (inc) Denmark Place; 52-59 (inc) St  
Giles High Street; 4 Flitcroft Street and 1 Book Mews  
London WC2**

Proposal:

Detailed design and method statements for foundations, structures and piling (developed with LUL and Crossrail) to discharge conditions 8 and 10 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 retail 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: St Giles Circus Development Category 3 Check VE Scheme LUL and Crossrail Infrastructure (ref: 0136-RPT-002-Rev00) dated June 2016; St Giles Circus Ground Movement Impact Assessment Report dated February 2016; Crossrail Ground Movement Impact Assessment Rev 02 dated 02/10/2014; St Giles Circus Basement VE (ref: 245950-ARP-RP-002) Issue 01 dated 24/11/2015; London Underground Conceptual Design Statement Rev 05 dated 10/06/2016; letters from London Underground Limited dated 27/05/2015 and 03/08/2016 and email bundle from Crossrail (including from Geoff Rankin on 25/08/2016).

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

Informatives:

1 Reasons for approving the details:

The detailed design and method statement have been developed by the applicant's engineer in direct consultation with London Underground Limited (LUL) and Crossrail. The submitted details have been assessed by LUL and Crossrail who confirmed that they consider the details sufficient to discharge the respective conditions (i.e. Crossrail are content with the details for condition 8 and LUL with condition 10). On this basis, conditions 8 and 10 can be discharged.

No objections were 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 development does not impact on Crossrail or existing London Underground transport infrastructure in accordance with London Plan Policies 6.1 and 6.2, Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

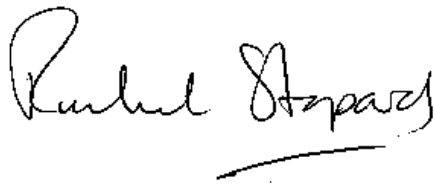
2 You are advised that conditions 4 (partial), 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 (partial), 21, 25, 26, 40, 42, 43; 55 are outstanding and require details to be submitted and approved.

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, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard  
Executive Director Supporting Communities