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Mr Jonathan McClue
Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

22nd March 2017

BY PLANNING PORTAL (PP-05925471)

Dear Jonathan,

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) DENMARK PLACE 52-59 (INC) ST GILES HIGH STREET, 4 FLITCROFT STREET AND 1 BOOK MEWS LONDON WC2

CONDITIONS 8 AND 10 OF PLANNING PERMISSION REFERENCE 2012/6858/P

On behalf of my client, Consolidated Developments, please find enclosed an application to re-discharge details relating to acoustic bearings for Conditions 8 and 10 attached to planning permission 2012/6858/P for the redevelopment of St Giles Circus.

Wording of Conditions

Condition 8 states

“Prior to commencement of each phase of the development (excluding demolition works) detailed design and method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- (a) Accommodate the proposed location of the Crossrail structures and tunnels,*
- (b) Accommodate ground movement arising from the construction thereof, and*
- (c) Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels.*

The method statements to be submitted under this condition shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby

permitted and of the Crossrail structures and tunnels in or adjacent to the site of that development, the construction of the Crossrail structures and tunnels is not impeded.

The development shall be carried out in all respects in accordance with the approved design and method statement, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs (a) to (c) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied.”

Condition 10 states:

“Prior to commencement of each phase of the development (excluding demolition works), detailed design and method statements (developed in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent) shall be submitted to and approved in writing by the Local Planning Authority which:

- *Provide details on all structures*
- *Accommodates the location of the existing London Underground structures and tunnels (including the Crossrail infrastructure)*
- *Accommodates ground movement arising from the construction thereof*
- *Mitigates the effects of noise and vibration arising from the adjoin operations within the structures and tunnels and*
- *Provide details on the impact on security features within the ‘public realm’*

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition, in their entirety, before each phase of the development hereby permitted is occupied.”

Purpose of Submission

Conditions 8 and 10 were discharged on 14 September 2016 under refer 2016/4486/P.

Following further acoustic assessment work undertaken by Buro Happold Engineering, it was found that the three acoustic bearings to the Charing Cross Road frontage were no longer required and could be omitted from the original strategy. The report prepared by Buro Happold Engineering was shared with LUL and Crossrail and both parties have provided their approval to the revised approach.

To discharge the condition with these three acoustic bearings omitted from the design in regards to the Charing Cross Road frontage, please find enclosed:

- Zone 2 Vibration Assessment Design Note (24/01/2017) – Buro Happold Engineering;
- Copy of email correspondence from Crossrail (07/03/2017);
- Letter from LUL (01/03/2017).

The submission, as well as the requisite payment of £97, has been made via Planning Portal (PP-05925471).

I trust the enclosed is sufficient for your current purposes and I look forward to receiving confirmation that the application has been validated. In the meantime please do not hesitate to contact me if you require anything further or wish to discuss any point in more detail.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Freya Turtle', with a long horizontal stroke extending to the right.

Freya Turtle
ASSOCIATE