

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

Application Ref: **2017/1672/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

30 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

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: Amendments to condition 19 to allow specification details of external lighting to be submitted to and approved in writing by the Council before the relevant part of work is begun in relation to planning permission granted under reference 2012/6858/P (AS AMENDED VIA 2015/6939/P AND 2015/3900/P) dated 31/03/15 (for redevelopment involving the erection of three buildings 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; a 678sqm urban gallery with 1912sqm of internal LED screens; 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). 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).

Drawing Nos: Cover Letter dated 22nd March 2017

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.



For the purposes of this decision, condition no.19 of planning permission 2012/6858/P shall be replaced with the following condition:

REPLACEMENT CONDITION 19

Full details of the position, specification in terms of luminance and typical design of fixtures in respect of external lighting are to be submitted to and approved by the Local Planning Authority prior to commencement of the relevant works. The details shall include the provision of street lighting on the facades of the building where possible. The details shall not be implemented other than in accordance with the scheme as approved.

Reason: To ensure a satisfactory standard of visual amenity and a safe and secure environment in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for approval

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 31/03/2015 under reference number 2012/6858/P.

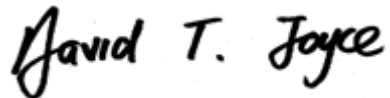
The proposal seeks to amend the wording of condition 19 to vary the trigger mechanism for when the information needs to be submitted to and approved by the Council. As currently worded, specification details relating to external lighting is required prior to the commencement of each phase. This sort of detail is usually not available or finalised at such an early stage of development, and it is therefore considered more appropriate for the condition to be re-worded to be triggered prior to the commencement of the relevant works. This is consistent with the wording of other conditions attached to the permission, including those relating to public realm treatments, landscaping and window details. The proposed change would not have a material impact on the development or its final appearance.

Third parties are not normally consulted for the discharge of materials details so no one would be prejudiced by the delaying of the details which will need to be formally submitted and agreed before these works commence in any event.

2 You are advised that this decision relates only to rewording of condition 19 to allow the external lighting details to be submitted prior to the commencement of the relevant works and shall only be read in the context of the substantive permission granted on 31/03/2015 under reference number 2012/6858/P and is bound by all the conditions and the legal agreement attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

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