

Section 106 Discharge Notice
Town and Country Planning Act 1990



Consolidated Developments Ltd
C/o Agent

31 March 2017

Regeneration and Planning
Culture and Environment
London Borough of Camden
2nd Floor, 5 St Pancras Square
London
WC1H 8EQ
Tel 020 7974 3921
Fax 020 7974 1930

planningobligations@camden.gov.uk
www.camden.gov.uk

PLANNING APPLICATION: 2012/6858/P

SITE 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

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

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

DEVELOPMENT DESCRIPTION: 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

This notice is to inform you that the following covenants under the S106 agreement dated 31 March 2015 for planning application 2012/6858/P have been discharged:

| <u>Clause</u> | <u>Covenant</u> |
|----------------------|--|
| 4.4.3 | see 4.4 Demolition and Construction Management Plan 4.4.3. Prior to the Implementation Date to provide the Council for approval a draft of the Construction Management Plan Not to either Implement nor allow Implementation of the Development until such time as the Council has approved the Construction Management Plan as demonstrated by written notice to that effect. |
| 4.5.1 | 4.5. CONSTRUCTION PHASING PLAN 4.5.1. On or prior to the Implementation Date to provide the Council for approval a draft Construction Phasing Plan. 4.5.2. Not to Implement nor allow Implementation of the Development until such time as the Council has approved the Construction Phasing Plan as demonstrated by written notice to that effect. |

Queries

If you feel that the information in this notice is not correct then please contact the team on 020 7974 3921 or email planningobligations@camden.gov.uk within ten working days of the issue of this notice.