

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

Application Ref: **2017/1660/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

16 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

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:

Details of conditions 8 (design and method statements- Crossrail) & 10 (design and method statements- London Underground), relating to acoustic bearings, of planning permission 2012/6858/P dated 31/03/2015 for Redevelopment involving the erection of three buildings, a new basement and various extensions, to provide 2895 sqm of basement Event gallery space (Sui Generis); a 678 sqm urban gallery with 1912 sqm of internal LED screens (Sui generis); 884 sqm of flexible retail and restaurant floorspace (Class A1/A3); 2404 sqm of restaurant floorspace (A3) 385 sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1); 4,308 sqm of office floorspace (Class B1a); 2959 sqm of private residential floor space (Class C3); 239 sqm of affordable housing (Class C3) and 2540 sqm of retail floor space (Class A1).

Drawing Nos: Cover letter dated 22/03/2017; Crossrail email correspondence; letter from London Underground dated 01/03/2017 and Design Note dated 24/01/2017.

The Council has considered your application and decided to grant permission



Informative(s):

1 Reasons for approving the details:

The condition has previously been discharged under 2016/4486/P dated 14/09/2016. The approved details included a design and method statement developed by the applicant's engineer in direct consultation with London Underground Limited (LUL) and Crossrail. Following further acoustic assessment work undertaken by the applicant's engineer (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 the applicant was shared with LUL and Crossrail who provided their approval to the revised approach.

The application is supported by a Design Note by the applicant's engineer and copy of the correspondence from LUL and Crossrail. The Council has further consulted these organisations who have both 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 re-discharged for the relevant parts. The details approved under 2016/4486/P dated 14/09/2016 are still valid for the other elements of the condition, apart from the details relating to the acoustic bearing which are superseded by this permission.

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 London Underground transport infrastructure in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

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 of permission ref 2016/4486/P dated 14/09/2016 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

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning