

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

Application Ref: **2017/5845/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

14 December 2017

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, 6, 7, 9, 10, 20-28 (inclusive) Denmark Place; 52-59 (inclusive) St Giles High Street; 4 Flitcroft Street; and 1 Book Mews
London
WC2**

Proposal: Details of site investigation for contamination for Zone 3 (i.e. land south of Denmark Street) in order to discharge the outstanding parts of condition 4 (contamination) 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: Land Contamination Assessment LBH4059b Ver. 1.1 October 2017 and Analytical Report Number: 14-64062 15/12/2014.

The Council has considered your application and decided to grant permission



Informative(s):

1 Reasons for approving the details.

Condition 4 requires a site investigation before work commences on each phase of the development. Condition 4 has been partially discharged for Zones 1 and 2 (i.e. all land north of Denmark Street) under submission 2015/3073/P (approved 01/09/2015). This submission is for discharging condition 4 in relation to Zone 3 (i.e. land south of Denmark Street) so that the condition fully discharged.

The submitted details state that the investigation has not found any unacceptably elevated concentrations of contamination within the soils beneath the site. The proposed development to the south of Denmark Street primarily relates to the change of use of the buildings in addition to a proposed basement excavation beneath 4 Flitcroft Street and 1 Brook Mews. The current basements below Denmark Street are to be retained and used for commercial use. The entire development will be 100% hard surfaced, with no areas of soft landscaping. Therefore, it is envisaged that once the construction has taken place, there will be no potential direct pollutant linkages, and therefore no direct pollutant risk to end users.

The verification details confirm that the investigations for the southern side of Denmark Street do not merit any specific remedial measures and hence do not merit the production of a summary verification report upon completion of the groundworks associated with the project. However, the submitted report states that the findings of any additional investigations undertaken as well as any excavation inspections by a geoenvironmental specialist should be collated into a completion report at the end of the groundworks phase of the development.

The Council's Contamination Officer reviewed the submitted details and was satisfied.

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 proposed details are in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

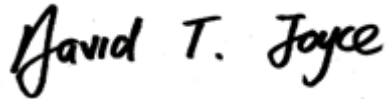
2 You are advised that conditions 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 (partial), 21, 25, 26, 40, 42, 43; 55 of permission ref 2016/4486/P dated 14/09/2016 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning