

Application ref: 2018/1148/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 12 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Iceni Projects
Flitcroft House 114-116 Charing Cross Road London
WC2H 0JR

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

Proposal:

Sound insulation details to partially discharge (in relation to Zone 3) Condition 20 (sound insulation) 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: Design Note dated 27 February 2018

The Council has considered your application and decided to grant permission subject to the following informative(s):

Informative(s):

1 Reasons for approving the details:

The submitted details include the relevant standards and have been assessed by an Environmental Health Officer who considers the details adequate and in compliance with the Council's noise standards. Details of sound insulation have been discharged for zones 1 and 2 of the scheme under 2016/1362/P dated 06/05/2016.

This approval of details decision does not override any requirements for Listed Building Consent (if applicable). The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

No comments have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

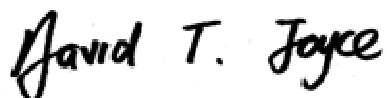
2 You are advised that conditions 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 (partial), 21, 25, 26, 40, 42, 43, 55 of permission ref 2012/6858/P dated 31/03/2015 are outstanding and require details to be submitted and approved.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning