

Application ref: 2018/0906/P
Contact: Jonathan McClue
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Date: 1 May 2018

Development Management
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Iceni Projects
Flitcroft House
114-116 Charing Cross Road
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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: Plans, sections and elevations of dormer windows, to discharge Condition 12c (details of new dormer windows at 22-25 Denmark Street) 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: (1793_2_)PL(22)01 Rev P01; PL(23)01 Rev P01; PL(24)01 Rev P01; PL(25)01 Rev P01.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for approving the details.

Plans, sections and elevations of the dormer windows at a scale of 1:10 have been submitted to discharge part c) of condition 12. The submitted details are in accordance with the approved planning drawings, and the Council's Senior Conservation Officer has confirmed that the details are of sufficient quality to be discharged.

One comment was received from the Covent Garden Community Association, stating that no objection is raised provided the officer is satisfied that the details of the windows comply with the reasons for imposing the condition. 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

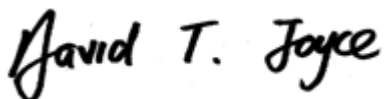
2 You are advised that conditions 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 (partial), 21, 25, 26, 40, 42, 43, 55 of permission ref 2012/6858/P dated 31/03/2015 are outstanding and require details to be submitted and approved.

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