

Application ref: 2018/2498/P
Contact: Jonathan McClue
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Date: 8 October 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:

Details of a Method Statement detailing removal of existing pilaster and first floor facade to 21 Denmark Street to discharge Condition 17 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: Discharge of Condition 17 of Planning Permission 2012/6858/P Removal of Existing Pilasters and First Floor façade - 20th September 2018.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for approving the details.

Condition 17 requires a method statement detailing how the existing pilaster and first floor façade to 21 Denmark Street will be removed, stored and reinstated.

An updated document to satisfy the requirements of the condition was submitted dated 20/09/2018. It confirms that the pilasters will remain in place for the duration of the contract and that there are no works on-site that will require the pilasters to be removed, stored and reinstated. The pilasters will be cleaned and repaired in-situ as per the specified scope of works. A scaffold will be erected along the entire front façade of 21 Denmark Street. The methodology details the works at all stages including the survey, removal, repairs and re-installation. The works would be undertaken by WP Dansk. Their relevant experience is included in the method statement.

The submitted details are in accordance with the condition wording, and the Council's Conservation Officer has confirmed that the details are of sufficient quality to be discharged.

The site's planning history has been taken into account when coming to this decision and no comments have been received in relation to the application.

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.

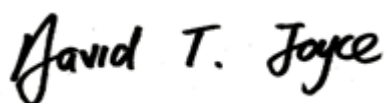
- 2 You are advised that conditions 5, 6, 11, 12, 13, 14, 15, 16, 18, 19, 20 (partial), 21, 25, 26, 40, 42, 43, 55 of permission ref 2012/6858/P dated 31/03/2015 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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 Joyce
Director of Regeneration and Planning