

Application ref: 2018/5352/P  
Contact: Jonathan McClue  
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Date: 24 June 2019

**Development Management**  
Regeneration and Planning  
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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
LONDON  
EC1N 8FH

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:

Manufacturer's specification details of facing materials for Buildings A and B and 23-25 Denmark Street to discharge conditions 15 (materials for Buildings A and B) and 16 (materials for 23-25 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: Planning Condition Discharge - Materials dated 26th February 2018 rev PL02; Planning Condition Discharge - Materials Data Sheets dated 19th June 2019.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approving the details.

A pack has been provided detailing all the proposed materials for the development, including the stone, brickwork, render, metal, concrete, glass, windows and doors, paving, roof slates, copper, lead, timber decking and metal balustrade. This is supported by a pack of specification sheets outlining the manufacturer's details. Samples of all facing materials are available on-site, and have been inspected by officers. The applicant has had several meetings with the Council's Conservation and Urban Design team in the materials selection process. All of the materials as considered to be high quality, and would result in a development that would sufficiently safeguard the appearance of the premises and the character of the immediate area.

No comments from third parties were received during the determination period. 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, 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 2019.

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, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer