

Application ref: 2019/3650/P  
Contact: Jonathan McClue  
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Date: 7 February 2020

**Development Management**  
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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: 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:

Cycle storage details to discharge condition 55 (details of cycle storage areas) of planning permission 2012/6858/P dated 31/03/2015 (AS AMENDED VIA 2015/6939/P AND 2015/3900/P) for redevelopment involving the erection of three buildings following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space; a 678sqm urban gallery with 1912sqm of internal LED screens; 884sqm of flexible retails and restaurant floorspace (Class A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1). Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1).

Drawing Nos: 1793\_1\_PL(LG)01 Rev P03; 1793\_2\_PL(00)01 Rev P02; 1401\_1B(00)230; 401\_SK259; 1793\_2\_PL(LG)01 Rev P02; Two Tier Rack Space Requirements Drawing; Easi-Riser 2-Tier Cycle Storage System, with gas strut mechanism (BXMW/EASI-RISER); Turvec Folding Bike Locker.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for approving the details.

Condition 55 of the original planning permission for the development requires 46 cycle parking spaces for the residential units and 120 for the commercial units (for staff and visitors).

The cycle parking details have been designed in accordance with the relevant guidance at the time of permission, which was CPG7 (Transport) (adopted November 2011), along with CPG Transport (adopted March 2019). Following a number of studies designed in correspondence with the Council's Public Realm & Planning Team Manager, the details have been designed to the appropriate technical standards however due to constraints the proposals are 8 spaces short of the planning condition. To mitigate against this loss the applicant has proposed 8 lockers for folding bicycles. In this instance officers consider it is worth accepting a loss of 8 cycle parking spaces to ensure that the cycle parking facilities are easily accessible in accordance with CPG Transport guidelines.

Transport for London were consulted on the application and requested further details. These were forwarded but a response was not received. Notwithstanding this the cycle parking details have been assessed and confirmed acceptable by the Council's own Transport Service.

As such, the details ensure that the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

2 You are advised that conditions 5, 6, 11, 12, 18, 19, 20 (partial), 21, 25, 26, 40, 42, 43 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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer