

Application ref: 2019/5137/P
Contact: Jonathan McClue
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Date: 11 February 2020

Development Management
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Iceni Projects
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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:

Details of external lighting to discharge condition 19 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: Luminaire Specification Document Rev T8 dated 09/09/2019; External Lighting Scheme Rev 00 dated 18/09/2019; Lighting Calculation Supplement Rev 00 dated 25/11/2019; Exterior Lighting Schemes Rev 00 dated 13/11/2019; L11 - Inground 5 RGBW; email dated 03/02/2020 from Anna Snow; PL-E8000-1 Rev 02; PL-E8000 Rev 02; PL-E8002 Rev 01; PL-E8003 Rev 01; PL-E8004 Rev 02; PL-E8010 Rev 01; PL-E8011 Rev 02; PL-E8012 Rev 02; PL-E8013 Rev 02; PL-E8014 Rev 01; PL-E8015 Rev 02; PL-E8016 Rev 02; PL-E8017 Rev 02; PL-E8018 Rev 02; PL-E8050 Rev 02; PL-E8501 Rev 01; PL-E8502 Rev 01; PL-E8504 Rev 02; PL-E8505 Rev 01; PL-E8507 Rev 01; PL-E8508 Rev 01; PL-E8509 Rev 02; PL-E8510 Rev 01; PL-E8512 Rev 01.

Informative(s):

1 Reasons for approving the details.

Full details of the position and specification (luminance and typical design of fixtures) have been submitted for all part of the development. The submitted details of the proposed external lighting are in keeping with the wording of condition 16 and are considered acceptable by the Council's Conservation and Heritage Officer. The proposed lighting attached to the building fabric would be surface mounted and appropriated located. Overall, the proposals are considered to ensure a satisfactory standard of visual amenity and a safe and secure environment while preserving the character and appearance of adjacent heritage assets.

The details were independently reviewed by Sutton Vane Associates. Overall they deemed the details appropriate and requested points of clarification from the applicant, which were later met.

No objections were received prior to making this decision. The Designing Out Crime Officer reviewed the submitted details and considers the requirements of the condition have been met and can be discharged. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS14 and CS15 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, 18, 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 and title.

Daniel Pope
Chief Planning Officer