



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO Mr Jonathan McClue

8th April 2020

Our Reference: 15/389
Via PLANNING PORTAL

Dear Jonathan,

THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**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**

**DISCHARGE OF PLANNING CONDITION 40 IN RELATION TO PLANNING PERMISSION, LPA
REFERENCE: 2012/6858/P**

We write on behalf of our client, Consolidated Developments Ltd ('The Applicant'), to submit a approval of details (AOD) application in relation to Condition 40, attached to planning permission 2012/6858/P, granted on 31st March 2015.

Planning permission was granted for the following development:

"Redevelopment involving the erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place), 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 to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music),(Sui Generis); 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) between Denmark Place and Andrew Borde Street. 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). Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA)."

a. Condition 40

Condition 40 states:

“Prior to commencement of the relevant part of the work in each phase of the development details of hard and soft landscaping including tree/plant species and sizes, all hard landscape materials, play structures, and means of enclosure of all unbuilt, open areas shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include details on how the spaces are accessible by all including details on level access, ramp gradients, landings, handrails, step dimensions, colour contrast nosings etc. Implementation of the hard and soft landscaping and the boundary treatment shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.”

Enclosed within this application are details for the proposed hard landscaping across both areas of the site including layout and general arrangement, paving and materials, further details including demarcation studs, edging bands and border treatment, and existing and proposed levels.

There are no further proposed structures or means of enclosure on the site, and there is no proposed soft landscaping or planting so these do not form part of the AoD application.

b. The Application Package

The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition;
- Cover letter, prepared by Icen Projects Ltd;
- Landscaping and paving drawings, prepared by Robert Myers Associates.

The £116.00 fee was paid when submitting this application via the Planning Portal. We would be grateful if you can

We trust that the information provided is sufficient to enable the council to validate and discharge the conditions, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Anna Snow on 07972 563 579 (asnow@iceniprojects.com) of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

Enc. As listed above