

Application ref: 2020/1689/P
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Date: 13 August 2020

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Iceni Projects
Da Vinci House
44 Saffron Hill
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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 Denmark Street; 1-6, 16-23 Denmark Place; 52-59 St.Giles High Street; 4 Flitcroft Street and 1 Book Mews
London WC2**

Proposal:

Details of landscaping required by condition 40 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 basement event gallery space; urban gallery; flexible retail and restaurant floorspace; restaurant floorspace; drinking establishment; a 14 bedroom hotel; office floorspace; private residential floorspace; affordable housing; and retail floorspace).

Drawing Nos: 626.01(MP)000 Rev P2; 626.01(MP)020 Rev P2; 626.01(MP)021 Rev P2; 626.01(MP)022 Rev P2; 626.01(MP)023 Rev P2; 626_01(CD)003 Rev P2; 626_01(CD)007 Rev P2; 626.01(MP)002 Rev P2; 626.01(DP)010 Rev P2; 626.01(MP)024 Rev P2; BBS Granite Concepts Limited - Night Sky Granite, Westfield Buff and Cinza Lamego - Flamed.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approval-

Condition 40 requires details of landscaping, including all soft and hard landscaped areas.

The submitted details include 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 due to the site's constraints and the need to maintain clear unimpeded access routes across the site.

The details are considered acceptable, with the hard landscaping details being of high quality and having a neutral palette, and would have a reasonable standard of visual amenity. The full impact of the proposed development has already been assessed.

As such, the details are 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.

- 2 You are advised that conditions 5, 6, 11, 12, 18, 19, 20 (partial), 21, 25, 26, 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



Daniel Pope
Director of Economy, Regeneration and Investment