

Application ref: 2021/3204/P  
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Date: 21 December 2021

**Development Management**  
Regeneration and Planning  
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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
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United Kingdom

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 elevations, details, materials required by condition 12b (new gates to Denmark Place) of planning permission 2012/6858/P dated 31/03/2015 (as varied) 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: (SGI-ORM-XX-00-DR-A-) 27001 Rev P2; 27400 Rev P2; 27401 Rev P2; 27402 Rev P2; 27403 Rev P2; 27404 Rev P2; 27405 Rev P2; 27406 Rev P2; and 27407 Rev P2.

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

Informative(s):

- 1 Reasons for approving the details.

Details have been submitted of all the new gates to Denmark Place, which includes 8 in total around the perimeter of the wider site. The gates are in the

proposed locations and are in keeping with the design intention as set out in the original permission. They have been designed in negotiation with Council's Senior Conservation Officer and Urban Design Manager, who have both confirmed that the details are of sufficient quality to be discharged.

It is noted that Gate 7 (as shown on drawing 27406 Rev P2), located within a passageway next to 27 Denmark Street, also requires listed building consent. This is being secured under a separate submission.

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, 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 2021.

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 of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer