

Application ref: 2023/0523/L  
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Date: 15 March 2023

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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Centre Point Complex Development Site At 101-103  
Ground Floor Level  
New Oxford Street  
London  
Camden  
WC1A 1DD**

Proposal:

Internal alterations and installation of fixtures and fittings associated with fit out of Unit R06/08 at ground floor level.

Drawing Nos: 2205.CP.DE.270\_P Ground Wall finish Plan, 2205.CP.DE.280\_P Mezzanine Wall finish Plan, 2205.CP.DE.290\_P Ground Floor finish Plan\_Rev A, 2205.CP.DE.300\_P Mezzanine Floor finish Plan, 2205.CP.DE.310\_P Ground Power and Data\_Rev A, 2205.CP.DE.320\_P Mezzanine Power and Data, 2205.CP.DE.330\_P Ground Plumbing\_Rev A, 2205.CP.DE.340\_P Mezzanine Plumbing, 2205.CP.DE.350\_P Ground Fire Strategy plan, 2205.CP.DE.360\_P Mezzanine Fire Strategy, 2205.CP.DE.370\_P Sections A-A C-C D-D\_Rev A, 2205.CP.DE.380\_P Elevations 1\_Rev A, 2205.CP.DE.390\_P Elevations 2, 2205.CP.DE.400\_P Floor junction details, 2205.CP.DE.500\_3D Visual Perspectives\_Unit R06 and R08\_s, Heritage design and access statement\_Final, 2205.CP.DE.01\_Location and Block Plans, 2205.CP.DE.10\_E Shopfront, 2205.CP.DE.20\_P Shopfront\_Rev A, 2205.CP.DE.30\_P Signage details\_Rev B, 2205.CP.DE.100\_E GA Ground Floor Plan, 2205.CP.DE.110\_E GA Mezzanine Floor Plan, 2205.CP.DE.120\_E Sections A-A and B-B, 2205.CP.DE.130\_E Sections C-C and D-D, 2205.CP.DE.200\_P GA Ground Floor Plan\_Rev D, 2205.CP.DE.210\_P GA Mezzanine Floor Plan, 2205.CP.DE.220\_P

Ground RCP Plan 1\_Rev A, 2205.CP.DE.221\_P Ground RCP Plan 2\_Rev A, 2205.CP.DE.230\_P Ground Ceiling Strip Out Plan, 2205.CP.DE.240\_P Mezzanine RCP Plan, 2205.CP.DE.250\_P Ground Setting Out Plan, 2205.CP.DE.260\_P Mezzanine Setting Out Plan. Services located behind stud walls email.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

2205.CP.DE.270\_P Ground Wall finish Plan, 2205.CP.DE.280\_P Mezzanine Wall finish Plan, 2205.CP.DE.290\_P Ground Floor finish Plan\_Rev A, 2205.CP.DE.300\_P Mezzanine Floor finish Plan, 2205.CP.DE.310\_P Ground Power and Data\_Rev A, 2205.CP.DE.320\_P Mezzanine Power and Data, 2205.CP.DE.330\_P Ground Plumbing\_Rev A, 2205.CP.DE.340\_P Mezzanine Plumbing, 2205.CP.DE.350\_P Ground Fire Strategy plan, 2205.CP.DE.360\_P Mezzanine Fire Strategy, 2205.CP.DE.370\_P Sections A-A C-C D-D\_Rev A, 2205.CP.DE.380\_P Elevations 1\_Rev A, 2205.CP.DE.390\_P Elevations 2, 2205.CP.DE.400\_P Floor junction details, 2205.CP.DE.500\_3D Visual Perspectives\_Unit R06 and R08\_s, Heritage design and access statement\_Final, 2205.CP.DE.01\_Location and Block Plans, 2205.CP.DE.10\_E Shopfront, 2205.CP.DE.20\_P Shopfront\_Rev A, 2205.CP.DE.30\_P Signage details\_Rev B, 2205.CP.DE.100\_E GA Ground Floor Plan, 2205.CP.DE.110\_E GA Mezzanine Floor Plan, 2205.CP.DE.120\_E Sections A-A and B-B, 2205.CP.DE.130\_E Sections C-C and D-D, 2205.CP.DE.200\_P GA Ground Floor Plan\_Rev D, 2205.CP.DE.210\_P GA Mezzanine Floor Plan, 2205.CP.DE.220\_P Ground RCP Plan 1\_Rev A, 2205.CP.DE.221\_P Ground RCP Plan 2\_Rev A, 2205.CP.DE.230\_P Ground Ceiling Strip Out Plan, 2205.CP.DE.240\_P Mezzanine RCP Plan, 2205.CP.DE.250\_P Ground Setting Out Plan, 2205.CP.DE.260\_P Mezzanine Setting Out Plan. Services located behind stud walls email.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Centre Point is a grade II listed complex consisting of a 33 storey tower to the west, a 9 storey block to the east and a link over St Giles High Street connecting the two blocks at first floor level. The complex was designed by Seifert and Partners and built in 1966. The buildings are largely constructed from concrete and are celebrated as a collective piece of modern architecture.

The proposals affect units R06 and 08 of the ground floor of Centre Point House. The units have frontages onto St Giles Square and Earnshaw Street.

The units have changed occupancy and as a result the proposals are to refit the unit internally and to erect new internal signage.

The proposals as laid out in the Design and Access Statement are as follows:

New illuminated text graphic & LED screens within the unit and internal signage

" New signage behind shopfront glazing (subject to separate Advertisement Consent Application

" New sushi bar counter with illuminated canopy

" Modification of Disabled toilet & Mop sink area to be removed to alter new prep kitchen of sushi bar

" New internal LED lights beside chest freezer along the passageway

The illuminated text graphics and LED screens are generally considered acceptable. They are sensitively sized and positioned and will not dominate the space or be highly visible from outside the building.

The two proposed shops signs are acceptable. One sign faces St Giles Square and the other Earnshaw Street. The signs are reasonably sized and do not dominate the shop fronts.

The proposed sushi bar counter faces St Giles Square. The bar unfortunately blocks an existing set of doors and with the bar pushed closely up to the glass, to some degree impact the permeability of the shop unit. However, the bar creates activity and interest as food preparation will take place, furthermore the installation is removable. As a result, this part of the proposals is considered acceptable.

The modification of the disabled toilet and sink area is acceptable.

The freezer chests are located along the alleyway to the north of the site with LED lights beside the chests. It would be preferable to have a more visibly permeable frontage in this location, but overall the chests and the lights are supported.

The proposals also include new decorative finishes and some new services. The decorative finishes will be applied to stud walls rather than the building itself and the servicing will use existing routes or be located behind stud walls. The materiality and structure of the building will not be altered as a result of these changes.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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



Daniel Pope  
Chief Planning Officer