

Application ref: 2023/3767/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**15a Centre Point House
Apartment 16
St Giles High Street
London
Camden
WC2H 8LW**

Proposal:

Removal of non-structural wall to make an open plan kitchen/living/dining room. Alterations to the bathroom and WC sub-dividing partition to enable the installation of a shower in the WC.

Drawing Nos: Location Plan, cph_hs_16_000, cph_das_16_000, cph_p_005_16A, cph_ee_016, cph_x_p_005_16.

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:

Location Plan, cph_hs_16_000, cph_das_16_000, cph_p_005_16A, cph_ee_016, cph_x_p_005_16.

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 House forms part of the Centre Point complex that was built in 1966 and designed by Richard Seifert and Partners. The development includes a 33 storey tower, a 9 storey block and a link 'bridge' building. The buildings are constructed from reinforced pre-cast concrete. Centre Point House is the 9 storey element and has a mixture of uses, with retail at ground floor, and offices and residential above. The list description notes that there is nothing of special interest internally.

This is a retrospective application for alterations to the plan form of flat 16. The alterations affect the bathroom and separate toilet and the living and kitchen area. The changes are relatively minor, maintaining the overall sense of space and circulation.

Taking into consideration the list description, which notes that the internal spaces lack special interest, the alterations will not harm the special interest of the grade II listed building and are supported.

The freeholder has objected to the works within the living and kitchen areas as they believe the alterations create a fire risk. Although the objection may be justified, it is not an objection related to planning and heritage policy and therefore has not affected the assessment of this listed building consent application.

An informative has been added to the decision notice advising the application to ensure the alterations comply with building regulations.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer