

Application ref: 2023/3766/L  
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Date: 18 December 2023

**Development Management**  
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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 9  
St Giles High Street  
London  
Camden  
WC2H 8LW**

Proposal:

Replacement of one set of sliding, glazed balcony doors with double-glazed, sliding balcony doors. Alterations to the bathroom and WC sub-dividing partition to enable the installation of a shower in the WC.

Drawing Nos: Location Plan, cph\_das\_9\_000, cph\_cil\_000, cph\_p\_004\_09C, cph\_x\_p\_004\_09A, cph\_ew\_009, cph\_hs\_9\_000, cph\_x\_s\_004\_09, cph\_x\_e\_002, cph\_s\_004\_09A(3).

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\_das\_9\_000, cph\_cil\_000, cph\_p\_004\_09C, cph\_x\_p\_004\_09A, cph\_ew\_009, cph\_hs\_9\_000, cph\_x\_s\_004\_09, cph\_x\_e\_002, cph\_s\_004\_09A(3).

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of 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.

The application is for retrospective alterations to the plan form and future proposals to change the windows and doors to flat 9.

The alterations to the plan form affect the W.C and bathroom. The changes are relatively minor and are considered acceptable.

The windows and doors to the flat were originally steel framed with single glazing. The windows and doors have since been changed to UPVC with double glazing. The application initially sought consent for this change, however revised drawings have been submitted showing metal frames, with

double glazing to address energy and sustainability issues, but in every other aspect replicating the original design.

A condition has been added to the consent requesting details of the replacement windows and doors.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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 blue rectangular background.

Daniel Pope  
Chief Planning Officer