

Development Management (Camden Council)
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Our Ref: NFD/AKG/ADKS/U0025890
Your Ref: 2017/0994/P // PP-13903256

08 April 2025

Centre Point Tower, Centre Point Link and Centre Point House, 101-103 New Oxford Street and 5-24 St Giles High Street London WC1A 1DD ('the Site')
Approval of Details Application to Partially Discharge Condition 13 of Full Planning Permission (ref: 2017/0994/P)

On behalf of our client, Almacantar Centre Point LP acting via its General Partner Almacantar Centre Point GP Sarl ('the Applicant'), we write to apply for a partial discharge of Condition 13 pursuant to planning permission ref: 2017/0994/P, dated 30 June 2017, at Centre Point Tower, Centre Point Link and Centre Point House, 101-103 New Oxford Street and 5-24 St Giles High Street London WC1A 1DD ('the Site') in respect of the wedge planter to the south of Centre Point Tower (within St Giles Square) only.

Relevant Planning History

On 30 June 2017 planning permission (ref. 2017/0994/P) was granted for:

"Variation of condition 2 (approved plans) of 2013/1957/P dated 01/04/2014 (for: Change of use of Centre Point Tower from office and restaurant/bar to residential (82 flats); change of use of Centre Point Link from office and bar to a flexible retail/restaurant/bar use; change of use of Centre Point House at first and second floor levels from office to flexible retail/restaurant/bar use; alterations to ground floor to provide flexible retail/restaurant/bar use. Changes to the external elevations of all buildings; replacement and refurbishment of the facades, fenestrations and shopfronts, new pedestrian link through Centre Point House and associated works. Redevelopment of the Intrepid Fox PH to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units in an eleven storey building); CHANGES ARE to the configuration of the plant equipment at roof level at White Lion House including design development of attenuators; positioning of fans; changing of extract system and additional smoke extracts."

Associated listed building consent (ref: 2013/1961/L) was approved on 1 April 2014.

The scheme is occupied and is being operated under planning permission ref: 2017/0994/P.

Pre-Application Discussions

A pre-application meeting (ref: 2024/5741/P) was held with Camden planning, conservation and highways officers on 4 February 2025, during which, the proposal for the reconfiguration of the wedge planter design was presented.

Camden officers advised during the meeting that the proposals were acceptable in principle and that approval for the design could be sought via the partial discharge of condition 13 of planning permission ref. 2017/0994/P.

Condition 13

Condition 13 states:

“Details of hard and soft landscaping including tree/plant species and sizes, all hard landscape materials, play structures, security features for the underground entrances and means of enclosure of all unbuilt, open areas shall be submitted to and approved in writing by the local planning authority before the relevant parts of work are begun. Such details shall include details on how the spaces are accessible by all including details on level access, ramp gradients, landings, handrails, step dimensions, colour contrast nosings etc. Implementation of the hard and soft landscaping and the boundary treatment shall be carried out in accordance with the approved details”

The Applicant is seeking to partially discharge Condition 13 attached to planning permission, ref: 2017/0994/P, granted on 30 June 2017 in respect of the ‘wedge’ planter to the south to the Tower within St Giles Square only.

The proposed re-design of the existing planter structure has come about as a means of addressing the results of the unsuccessful design of the existing planter and the anti-social behaviour it attracts.

Whilst the existing planter serves a purpose in covering the UKPN air vents, the landscaping has failed.

As a result, the planter gives a poor visual impression of the estate on entrance from Tottenham Court Road Station as it looks unfinished and is not in keeping with the rest of the square and wider Centre Point Estate. It also attracts anti-social behaviour of varying degrees throughout the day and night, providing a hidden-from-view area behind for anti-social behaviour such as drug-taking, public urination/ defecation, littering and rough sleeping.

The proposed design will address and remedy these issues.

As set out on page 7 of the Design Statement, prepared by Almacantar, in developing a proposal for the replacement of the wedge planter structure, several design routes were explored, including hard landscaping. However, it was found that the hard landscaping options did not go far enough to deter anti-social behaviour, and it was considered that ‘boxing in’ the wedge planter did not reflect the identity of the area.

Therefore, the Applicant has engaged Robert Montgomery to re-design the planter to create a piece of public art. Robert Montgomery was chosen, due to his affinity and sympathy with the local area having lived close to Tottenham Court Road and delivered public art elsewhere in Camden.

As set out on page 7 of the Design Statement, prepared by Almacantar, it is considered that Robert Montgomery's proposal carefully considers the Grade II Listed Centre Point tower as well as the bright lights of Outernet by creating coherence between the two, whilst celebrating the local community. The proposed planter is designed to work in harmony with both buildings, as well as respond to the wider public who will visit the square. This is reflected in the proposals' materials and design, which allow for reflection and interaction with Outernet as well as the changing light in the square.

As set out on page 7 of the Design Statement, prepared by Almacantar, the proposed materials have been chosen to support ease of maintenance and cleaning as well as being hard wearing providing the piece with longevity. The UKPN air vents will remain open at the back of the structure in the same way that they are in the existing planter.

Moreover, and as discussed in the pre-application meeting with Camden on 4 February 2025, the proposed reconfiguration of the existing wedge planer will also include steel gates behind the structure to prevent unauthorised access and to deter anti-social behaviour. These will be fixed to the structure, not the ground or the building. On the western side, these will be openable to provide access for the Estate team to services, as and when required.

Overall, it is considered that the information provided responds to the requirements of the condition in respect of the proposed design to the wedge planter, and the Condition 13 should be partially discharged accordingly.

Application Submission

This application for approval of details has been submitted via the Planning Portal (PP-13903256) with the following documents:

- Application form (ref. PP-13903256)
- Cover letter (this document), prepared by Newmark;
- Design Statement, prepared by Almacantar;
- Almacantar – Centre Point - Pre Planning, prepared by MTArt Agency and Robert Montgomery;
- Existing sections and elevations prepared by Rick Mather Architects; and
- Proposed sections and elevations prepared by Millimetre.

We trust that this fulfils the requirements of the relevant parts of this condition.

The requisite application fee of £383.00 (including Planning Portal's service charge) has been paid online via the planning portal.

Please do not hesitate to contact please contact Anna Gargan () or Archie Simon () of this office should you have any questions regarding any of the above. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully,

NEWMARK

Newmark

Newmark

Anna Gargan

[REDACTED]
[REDACTED]

Encs. As above