



# GERALDEVE

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**For the attention of Ms A Peck – Principal Planning Officer**

2 April 2013

**Our ref: HJWB/NJB/FCW/J6350**

Dear Ms Peck

**Centre Point (includes Centre Point Tower, Centre Point Link and Centre Point House), 101 and 103 New Oxford Street and 5-24 St Giles High Street, London, W1  
Planning and Listed Building Consent Application (Application 1A)**

We have been instructed by our client, Almacantar (Centre Point) Limited, to submit a planning and listed building consent application for the development proposals at Centre Point (which includes, Centre Point Tower, Centre Point Link and Centre Point House), 101 and 103 New Oxford Street and 5-24 St Giles High Street, London, W1.

Planning permission and listed building consent is sought for the following:

### **Planning permission**

Change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) use to residential use (Class C3) to provide 82 residential units and ancillary residential floorspace (spa, gym, and pool). Change of use of Centre Point Link from office (Class B1) and bar (Class A4) use to flexible retail/restaurant/bar (Class A1/A3/A4) use. Change of use of Centre Point House at first and second floor levels from office (Class B1) use to flexible retail/restaurant/bar (Class A1/A3/A4) use and alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar (Class A1/A3/A4) use. Alterations to the exterior of Centre Point Tower, Centre Point Link and Centre Point House including the replacement and refurbishment of the facades including fenestration and shopfronts, new pedestrian link through Centre Point House. Redevelopment of the adjacent public house to provide flexible retail (Class A1/A3/A4) with 13 affordable housing units above within an 11 storey (including basement) building and associated basement car parking, terraces, servicing and access arrangements, and extract ducts.

### **Listed Building Consent**

Internal and external alterations including the relocation internally of the existing external ground and mezzanine eastern and western staircases, and the replacement and refurbishment of the facades including fenestration and shopfronts, all associated with the change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) use to residential use (Class C3) to provide 82 residential units and ancillary residential floorspace (spa, gym and pool). Change of use of Centre Point Link from office (Class B1) use and bar use (Class A4) to flexible retail/restaurant/bar (Class A1/A3/A4) use. Change of use of Centre Point House at first and second floor level from office (Class

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B1) use to flexible retail/restaurant/bar (Class A1/A3/A4) use. Alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar (Class A1/A3/A4) use and associated basement car parking, terraces, a new pedestrian link through Centre Point House, servicing and access arrangements, and extract ducts.

Redevelopment including demolition of the adjacent public house and erection of a new eleven storey building (including basement).

In accordance with the requirements of the London Borough of Camden, please find enclosed four copies and four CDs of the following documentation to accompany the application:

- Signed and completed application form;
- Signed and completed Certificate B;
- Red line site location plan;
- Existing, demolition and proposed drawings prepared by RMA and Conran and Partners;
- Design and Access Statement prepared by RMA and Conran and Partners;
- Planning Statement prepared by Gerald Eve LLP;
- Transport Assessment prepared by SDG;
- Environmental Statement Volume I prepared by URS;
- Environmental Statement Volume II: Townscape and Visual Impact Assessment prepared by Francis Golding and Miller Hare;
- Environmental Statement Volume III: Appendices prepared by URS;
- Environmental Statement Non-Technical Summary prepared by URS;
- Energy Strategy prepared by Grontmij;
- Plant Noise and Vibration Report prepared by Sandy Brown;
- Structural Summary prepared by Pell Frischmann (contained within the Design and Access Statement);
- Public Art Summary prepared by RMA (contained within the Design and Access Statement);
- Lighting Strategy prepared by Speirs and Major (contained within the Design and Access Statement);
- Management Strategy prepared by Almacantar (Centre Point) Limited;
- Retail Report prepared by BGP;
- Ecological Assessment prepared by Grontmij;
- Viability Assessment prepared by Gerald Eve LLP (sent under a separate cover and CD);
- Public Access Assessment Report prepared by Gerald Eve LLP;
- Statement of Community Involvement prepared by Indigo Public Affairs.

A cheque for the sum of £24,224 being the agreed application fee also accompanies the application.

A fee is not required for the listed building consent application.

We trust the enclosed information is sufficient to validate the application. Please do not hesitate to contact Faye Wright of this office (0207 333 6355) should you wish to discuss any aspect of the application in the interim.

Yours faithfully

*Gerald Eve LLP*

**Gerald Eve LLP**

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