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Application Ref: **2012/2897/L**  
Please ask for: **Amanda Peck**  
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27 September 2012

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Refused**

Address:

**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**

Proposal:

Internal and external alterations including the relocation internally of the existing external ground and mezzanine eastern and western staircases, the replacement and refurbishment of the facades, fenestration and shopfronts, all associated with the change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential use (Class C3) to provide 82 residential units and ancillary residential floorspace (spa, gym, pool and club) change of use of Centre Point Link from office (Class B1) and bar (Class A4) to a flexible retail/restaurant/bar use (Class A1/A3/A4) and the erection of a ground floor extension partially infilling under the bridge link; change of use of Centre Point House at first and second floor levels from office (Class B1) to flexible retail/restaurant/bar use (Class A1, A3, A4); alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar use (Class A1, A3, A4). Alterations to the external elevations of Centre Point Tower, Centre Point Link and Centre Point House including the replacement and refurbishment of the facades, fenestrations and shopfronts, new pedestrian link through Centre Point House and associated basement car parking, terraces, landscaping, public realm, highway works(including the closure of the northern part of St Giles High Street and the relocation of bus stands to Earnshaw Street), servicing and access arrangements and extract ducts.



Drawing Nos: Site Location Plans (CPA-19013 A; CPA-1910 PL1; CPA-19000 PL1); RMA-CPA-19400 PL2; -19401 PL2; -19402 PL1; -19403 PL1; -19404 PL1; -12405 PL1; -1406 PL2; -19407 PL2; -19408 PL2; -19409 PL2; -19410 PL2; -19411 PL2; -19412 PL2; -19413 PL2; -19418 PL1; -19424 PL1; -19435 PL1; -19436 PL1; -19437 PL1; -19438 PL1; -19439 PL1; -19500 PL1; -19501 PL1; -19502 PL2; -19503 PL2; -19504 PL2; -19505 PL2; -19506 PL1; -19520 PL1; -19521 PL1; -19522 PL1; -19523 PL2; -19524 PL2; -19550 PL1; -19551 B; -19552 B; -19553 B; -19554 B; -19555 PL1; -19556 PL1; 19557 PL1; -19558 PL1; -19559 PL1; -19560 PL2; -19570 PL1; -19571 B; -19572 PL1; -19573 PL1; -19574 PL1; -19575 PL2; -19576 PL1; -19600 PL2; -19601 PL2; CPT-19602 B; -19603 B; -19604 B; -19606 B; -19607 B-19608 B; -19609 B; -19610 B; -19611 B; -19612 B; -19613 B; -19614 B; -19615 B; -19616 B; -19617 B; -19618 B; -19619 B; -19620 B; -19621 B; -19622 B; -19523 B; CPL-19600 PL2; -19601 PL2; -10602 PL1; -19603 PL1; -19604 PL1; -19606 PL2; -19607 PL2; CPH-19600 PL2; -19601 PL2; -19602 PL1; -19603 PL1 -19604 PL1; -19605 PL1; -19606 PL2; -19607 PL2; -19608 PL2; -19609 PL2; -19610 PL2; -19611 PL2; -19612 PL2; -19613 PL2; CPT-19700 A; -19701 A; -19702 A; 19703 A; -19704 A; -19705 A; -19710 A; -19711 A; -19712 A; -19850 A; -19751 A; -19752 A; 19760 A; -19761 A; -19762 A; -19763 A; -19764 A; -19765 A; -19765 A; -19766 A; -19767 A; -19768 A; -19769 A; -19770 A; -19771 A; -19772 A; 19773 A; -19774 A; -19775 A; CPL-19780 PL1; -19781 PL1; -19782 PL1; -19783 PL1; -19784 PL1; CPH-19790 PL1; CPH-19791 PL1; -19792 PL1; -19793 PL1; -19794 PL1; -19800 PL1; -19801 PL1; -19802 PL1; -19803 PL1; -19804 PL1; 19805 PL1; -19806 PL1; 19807 PL1; -19808 PL1; CPA-19011 PL1; -19012 PL1; -19019 PL1; -19020 PL1; 19021 PL1; -19022 PL1; -19023 PL1; -19100 PL1; -19101 PL1; -19102 PL1; -19103 PL1; -10104 PL1; -19105 PL1; -19106 PL1; -19107 PL1; -19108 PL1; -19109 PL1; -19110 PL1; -19111 PL1; -19112 PL1; -19113 PL1; -19118 PL1; -19124 PL1; -19135 PL1; -19136 PL1; -19137 PL1; -19138 PL1; -19139 PL1; -19200 PL1; -19201 PL1; -19202 PL1; -19203 PL1; -19204 PL1; 19205 PL1; -19206 PL1; -19210 PL1; -19211 PL1; -19212 PL1; -19213 PL1; -19214 PL1; -19250 PL1; -19251 B; -19252 B; -19253 B; -19254 B; -19255 PL1; -19256 PL1; -19257 PL1; -19258 PL1; -19259 PL1; -19260 PL1; -19270 PL1; -19271 B; -19272 PL1; -19273 PL1; -19274 PL1; -19275 PL1; -19276 PL1; -19280 PL; -192821 B; 19282 B; -19283 B; -19284 B; -19285 PL1; -19286 PL; -19287 PL; -19288 PL1; -19289 PL1; -19290 PL1; -19291 PL1; -19292 B; -19293 PL1; -19294 PL1; -19295 PL1; -19296 PL1; -19297 PL1; CPT-19300 PL1; -19301 PL1; -19302 B; -19303 B; -19304 B; -19306 B; -19307 B; -19321 B; -19322 B; -19323; CPL-19300 PL1; -19301 PL1; -19302 PL1; -19303 PL1; -19304 PL1; -19306 PL1; -19307 PL1; CPH-19300 PL1; -19301 PL1; -19302 PL1; -19303 PL1; -19304 PL1; -19305 PL1; -19306 PL1; -19307 PL1; -19308 PL1; -19309 PL1; -19310 PL1; -19311 PL1; -19312 PL1; -19313 PL1; Design and Access Statement; Environmental Statement Volume 1; -Volume 2; -Volume 3; -non technical summary.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed glazing under the link bridge, by virtue of the infilling of the space would alter its appearance as a bridge and alter the composition of Centre Point as a whole, thus harming the special interest of the listed building.
- 2 The proposed alterations to the building's facade, results in the loss of original fabric

and alters the appearance of the building, thereby harming the architectural and historic interest of the building

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