

Delegated Report		Analysis sheet		Expiry Date:	20/03/2012	
		N/A		Consultation Expiry Date:	1/3/12	
Officer			Application Number(s)			
Alan Wito			2012/0541/L			
Application Address			Drawing Numbers			
Centrepoint 103 New Oxford Street London WC1A 1DD			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Details of reinstated staircase in relation to reinstated stair to the northern underground entrance as required by condition 1 of listed building consent granted on 08/12/2009 (Ref: 2009/4440/L) for removal of existing staircase, erection of temporary external staircases, and erection of new staircase and associated alterations at mezzanine level landing.						
Recommendation(s):		Grant				
Application Type:		Approval of Details (Listed Building)				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		A notice was published in the Ham & High on 9/2/12 with responses due by 1/3/12. A site notice was put up outside of the property which ran from 2/2/12 to 23/2/12. No responses have been received.				
CAAC/Local groups* comments: *Please Specify		Denmark Street CAAC was consulted but no response has been received.				

Site Description

Centre Point is a major London landmark prominently situated at the junction of New Oxford Street, Charing Cross Road and Tottenham Court Road. It is listed Grade II and stands within the Denmark Street Conservation Area. The building consists of a 35 storey tower block designed by Richard Seifert & Partners in 1961-1966. The tower is of slender form with slightly convex sides. Its elevations are distinctively modelled through the use of faceted and tapering 'Y' shaped precast concrete panels.

Relevant History

Listed Building Consent was granted on 08/12/2009 for the removal of existing staircase, erection of temporary external staircases, and erection of new staircase and associated alterations at mezzanine level landing (ref: 2009/4440/L).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP25 – Conserving Camden's Heritage

Assessment

Condition 1 required the submission of:

"Full constructional details of the reinstated staircase, including plans, sections and elevations at no less than 1:20 scale, which are clearly annotated to demonstrate the position and amount of original fabric to be reinstated, and which demonstrate the position of the reinstated stair in relation to the northern Underground entrance structure as built, shall be submitted to and approved in writing by the Council as local planning authority before the relevant part of the works are begun."

Detailed drawings have been submitted which show the details of the reconstructed staircase in the approved position.

Only the existing landing is to be retained in position and cut back to suit the arrangement of the new stair. Given the pre cast construction of most of the structure it is not possible to re-use most of the fabric. Given that the fabric itself is only 40 years old and consists of fairly standard fixings from the time (eg the handrail) the amount of fabric re-used is considered acceptable.

The stair would be largely identical in appearance to the existing. The main differences would be larger glazed panels below the handrail to comply with modern building standards. The glazed panels would still be frameless and thus have a minimal visual impact, nor would they alter the architecture of the staircase.

The non original central handrail would be replaced with a design more in keeping with the stair which is considered acceptable.

The submitted details are considered sufficient to meet the requirements of the condition and preserve the special interest of the listed building, therefore it is recommended that condition 1 is approved.

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