

Delegated Report		Analysis sheet		Expiry Date:		26/06/2009	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Caroline Carr				2009/2139/L			
Application Address				Drawing Numbers			
Centre Point 103 New Oxford Street London WC1A 1DD				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing lighting with new light fittings at the mezzanine, 1st and 2nd floor levels of the north and south stair cores of existing office building (Class B1) and minor additions to the stair balustrade in the ground floor reception.							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Listed Building Consent					
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:	n/a						
CAAC/Local groups* comments: *Please Specify	n/a						

Site Description

Centre Point is one of the most important speculative office developments of its period in Britain, erected 1961-66 by Richard Seifert and Partners (George Marsh designer) in reinforced concrete (an early example of off-site pre-casting), that to the ground floor of the tower clad in ceramic mosaic and polished granite; that to the tower and rear block clad in high quality pre-cast panels. The building is used as offices and rises to 35 stories as a tower of slender form with slightly convex sides. It is a major local landmark, listed Grade II and situated within the Denmark Street Conservation Area.

Relevant History

A Listed Building Consent (2006/0241/L) granted on 8 March 2006 for internal alterations established the general principles for the refurbishment and reinstatement of the building (based on Draft Management Guidelines compiled in May 2000 by Gaunt Francis Architects); namely that while the communal areas including the lift lobbies and toilet facilities on each floor are considered to contribute to the character of the building, the main office areas do not form part of the special interest of the building - with the proviso that the new partitioning therein should not cut across or obstruct windows.

This application is the latest in a long series of applications for similar works to refurbish the floors, lift lobbies and services, namely –

Listed Building Consent (LS9804368R1) was **granted** on 26 November 1998 for the modification of the toilet door and stair door on the 30th floor lobby areas.

Listed Building Consent (LS9804845) was **granted** on 26 November 1998 for alterations to floors 10 to 15 to modify lift lobby ceilings, stair and toilet doors.

Listed Building Consent (2003/0705/L) **granted** on 21 August 2003 for internal alterations to 29th floor comprising the installation of partitions to form new sound recording and mastering facility.

Listed Building Consent (2003/1964/L) was **granted** on 24 October 2003 for internal alterations to lobby and toilet areas on 24th and 25th floors including new glazed timber doors.

Listed Building Consent (2004/5093/L) was **granted** on 17 January 2005 for the removal of partitions, renewal and restoration of finishes, fixtures and fittings on 11th, 22nd and 23rd floors.

Listed Building Consent (2006/0241/L) was **granted** on 8 March 2006 for internal alterations including new office layout and partitions, restored WCs and new disabled WC facilities, secondary glazing, heating, lighting and ventilation systems and restoration of the lift lobby common parts.

Listed Building Consent (2006/3089/L) was **granted** on 29 August 2006 for internal alterations including new office layout and partitions, restored WCs new kitchenette, new secondary glazing, and restoration of the lift lobby common parts at floors 21 & 22.

Listed Building Consent (2006/3753) was **granted** on 31 October 2006 for internal alterations including new office layout and partitions, restored WC facilities, secondary glazing, heating, lighting and ventilation systems and restoration of the lift lobby common parts of office (Class B1).

Listed Building Consent (2006/5112/L) was **granted** on 30 January 2007 for internal alterations to 29th floor involving installation of partitions to form new sound recording studio with ancillary facilities within the existing office building (Class B1).

Listed Building Consent (2007/0640/L) was **granted** on 5 April 2007 for internal alterations to 12th floor in connection with office fit out.

Listed Building Consent (2007/2025/L) was **granted** on 5 July 2007 for internal alterations to floors 10, 28 and 30 associated with general refurbishment to offices (Class B1).

Listed Building Consent (2007/2712/L) was **granted** on 24 July 2007 for internal works to 21st floor of the building including installation of solid and glazed partitions to create new office areas.

Listed Building Consent (2008/0591/L) was **granted** on 18th March 2008 for internal alterations at Level 25 involving a new layout for serviced offices, new partitions, new secondary glazing, new heating, lighting and ventilation in office areas with restoration of lift lobby common parts and WCs adjacent to north and south lift and stair cores.

Relevant policies

Replacement Unitary Development Plan

B6 – Listed Buildings

Assessment

Listed Building Consent (2006/0241/L) was granted on 8 March 2006 for internal alterations which established the general principles for the refurbishment and reinstatement of the building (based on Draft Management Guidelines compiled in May 2000 by Gaunt Francis Architects); namely that while the communal areas including the lift lobbies and toilet facilities on each floor are considered to contribute to the character of the building, the main office areas are capable of sustaining change in accordance with their function - with the proviso that the new partitioning therein should not cut across or obstruct windows.

This proposal is for proposed replacement of lighting to the stair cores from the mezzanine to the second floors and for minor extensions to the existing balustrading in the main ground floor reception area.

The proposed lighting and cabling is contained within a slimline perimeter bulkhead and following discussions with Officers the design of the lighting has been revised and Trilux surface mounted luminaires with prismatic plexiglass diffuser are now proposed. The lighting will be fixed unobtrusively to the top of the walls and underside of stairs.

The proposed new short sections of balustrade will match the existing, and improve safety around the steps leading to the basement in the reception area.

These works are not considered to harm the special interest of the building; recommend approval.

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