

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	28/08/2014
		N/A	<b>Consultation Expiry Date:</b>	3/7/14
<b>Officer</b>			<b>Application Number(s)</b>	
Alan Wito			2014/4360/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
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			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Reinstated staircase details, as required by condition 4 of Listed Building Consent ref 2013/1961/L (dated 01/04/2013), for the change of use of Centre Point from office/sui generis to mixed residential/commercial.				
<b>Recommendation(s):</b>	Approve			
<b>Application Type:</b>	Approval of Details (Listed Building)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>One letter of comment was received from James Dunnet, a local architect with an interest in the building. He did not object to the submitted proposals but he did express concern about the relocation of the stair internally as it would they would not be seen in their original spatial context. He was of the opinion that the details of their recreation are immaterial. He did request that the external steps remain in place and the Crossrail canopies remain unbuilt.</p> <p>Comments were also made regarding the impact of the Crossrail station to the west of the building.</p> <p><i>Response: No objection has been made to the submitted details. The comments relate to works that are already approved either as part of the residential conversion or as part of the Crossrail development. Neither of these can be re-visited under this application.</i></p>					
CAAC/Local groups* comments: *Please Specify	N/A					

## Site Description

Grade II listed 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.

Within the Denmark Street conservation area.

## Relevant History

Planning Permission and Listed Building Consent were granted 1/4/14 for the change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential (Class C3) to provide 82 self contained flats (16 x one bedroom, 37 x two bedroom, 26 x three bedroom, 2 x 4 bedroom and 1 x 4 bedroom duplex) and ancillary residential floorspace (spa, gym and pool); 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); 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 relocation internally of the existing external ground and mezzanine eastern and western staircases, replacement and refurbishment of the facades, fenestrations and shopfronts, new pedestrian link through Centre Point House and associated basement car parking, terraces, landscaping, highway works (including the relocation of bus stands in Earnshaw Street), servicing and access arrangements and extract ducts. Redevelopment of the Intrepid Fox public house to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units (8 x one bedroom, 3 x three bedroom and 2 x four bedroom) above in an eleven storey building (including basement) and associated basement car parking, terraces, servicing and access arrangements, and extract ducts (refs: 2013/1957/P and 2013/1961/L).

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage  
DP25 Conserving Camden's heritage

### National Planning Policy Framework (March 2012)

## Assessment

Condition 4 required:

*“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, shall be submitted to and approved in writing by the Council as local planning authority before the relevant part of the works are begun.”*

The submitted drawings show that the existing treads from the stair will be largely reused on the new stairs. Other features such as the stair supports and landing which were cast in-situ cannot be re-used as they would essentially need to be broken up to move and therefore could not be re-assembled.

Although the handrails are not to be re-used these were not bespoke features of the building and of limited interest when compared with the actual staircase.

The submitted details ensure the special interest of the building is preserved and therefore it is recommended that the condition is approved.