

Mr. Derek Savage
11- 15 Betterton Street
London
WC2H 9BP

Application Ref: **2014/7733/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

6 March 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 2
Centre Point House
15A St Giles High Street
London
WC2H 8LW**

Proposal:

Works to partitions of lower floor of maisonette

Drawing Nos: Design & access and heritage statement, site location plan, existing and proposed plans

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy



DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The application is retroactive. The flat is in the eastern block of the Centre Point complex. The applicant has knocked the kitchen into the living room, to create a kitchen diner, and then partitioned off an additional bedroom on the opposite site of this space, making a two-bedroomed flat into a three-bedroomed one. While this is a substantial alteration to the plan form entailing loss of original fabric, the list description says of the eastern block that "the pub, shops, offices at intermediate level, and maisonettes above, are without internal features of note and lack special interest". The proposal is therefore considered to preserve the special architectural and historic interest of the listed building.

As grade-II internal works, no consultations were carried out.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

