

Mrs Joanne Rams
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AYApplication Ref: **2014/7307/P**
Please ask for: **Kathryn Moran**
Telephone: 020 7974 **5709**

10 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

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: Increase height of flue, additional plant, reconfiguration of glazing, lift realignment and revised louvre configuration to redevelopment of Centre Point approved under planning permission 2013/1957/P dated 01/04/14.

Drawing Nos:

Superseded plans; 552 19418 CPA PL1; 552 19417 CPA PL1; 552 19416 CPA PL1; 552 19415 CPA PL1; 552 19414 CPA PL1; 552 19413 CPA PL1; 552 19412 CPA PL1; 552 19411 CPA PL1; 552 19410 CPA PL1; 552 19409 CPA PL1; 552 19408 CPA PL1; 552 19407 CPA PL1; 552 19406 P PL1; 552 19405 CPA PL1; 552 19404 CPA PL1; 552 19403 CPA PL1; 552 19402 CPA PL1; 552 19401 CPA PL1; 552 19400 CPA PL1; 552 19419 CPA PL1; 552 19420 CPA PL1; 552 19501 CPA PL1; 552 19502 CPA PL1; 552 19503 CPA PL1; 552 19504 CPA PL1; 552 19505 CPA PL1; 552 19510 CPA PL1

Proposed plans: 552 19418 CPA PL2; 552 19417 CPA PL2; 552 19416 CPA PL2; 552 19415 CPA PL2; 552 19414 CPA PL2; 552 19413 CPA PL2; 552 19412 CPA PL2; 552



19411 CPA PL2; 552 19410 CPA PL2; 552 19409 CPA PL2; 552 19408 CPA PL2; 552 19407 CPA PL2; 552 19406 P PL2; 552 19405 CPA PL2; 552 19404 CPA PL2; 552 19403 CPA PL2; 552 19402 CPA PL2; 552 19401 CPA PL2; 552 19400 CPA PL2; 552 19419 CPA PL2; 552 19420 CPA PL2; 552 19501 CPA PL2; 552 19502 CPA PL2; 552 19503 CPA PL2; 552 19504 CPA PL2; 552 19505 CPA PL2; 552 19510 CPA PL2; Document 552 7590 Rev PL2

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2013/1957/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans:

552 19418 CPA PL2; 552 19417 CPA PL2; 552 19416 CPA PL2; 552 19415 CPA PL2; 552 19414 CPA PL2; 552 19413 CPA PL2; 552 19412 CPA PL2; 552 19411 CPA PL2; 552 19410 CPA PL2; 552 19409 CPA PL2; 552 19408 CPA PL2; 552 19407 CPA PL2; 552 19406 P PL2; 552 19405 CPA PL2; 552 19404 CPA PL2; 552 19403 CPA PL2; 552 19402 CPA PL2; 552 19401 CPA PL2; 552 19400 CPA PL2; 552 19419 CPA PL2; 552 19420 CPA PL2; 552 19501 CPA PL2; 552 19502 CPA PL2; 552 19503 CPA PL2; 552 19504 CPA PL2; 552 19505 CPA PL2; 552 19510 CPA PL2; Document 552 7590 Rev PL2

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission.

The amendments to the approved scheme involve external alterations including increasing the height of the flue, installation of additional mechanical ventilation equipment at roof level, installation of additional cladding and louvres, reconfiguration of glazing and alterations to the lifts. The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. The proposed works can therefore be treated as non-material and are considered acceptable in design and amenity terms. The additional plant is covered by the original conditions restricting their sound output and as such will have no impact on amenity. As such, the proposal is in keeping with the requirements of section 96a of the Town and Country Planning Act 1990 (as amended).

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive planning permission 2013/1957/P granted 01/04/2014 and is bound by all the conditions and obligations attached to that permission.
- 3 You are advised that listed building consent is required for the amendments hereby approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



Ed Watson
Director of Culture & Environment

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