



GERALDEVE

Development Control
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24 April 2015

Our ref: JCW/HBR/J6214

Your ref:

Dear Sir

Town and Country Planning Act 1990 (as amended)
Central Cross, 18-30 Tottenham Court Road and 1, 2 Stephen Street, London, W1T 1AT

We are instructed by our client, Derwent Central Cross Limited, part of the Derwent London group, to submit the enclosed planning application for development at Central Cross, Tottenham Court Road.

The enclosed application seeks modifications to windows and openings at eighth floor level in association with the mechanical plant located at eighth floor level.

Accordingly, this application comprises the following documents submitted via Planning Portal:

- The completed planning application forms and certificates;
- CIL forms;
- Site location plan at scale 1:1250; and
- Existing and proposed drawings, as listed on the Orms Drawing Issue Sheet dated 27 March 2015.

In addition we enclose a cheque for £195 made payable to the London Borough of Camden, this being the requisite planning application fee.

Introduction

As you will be aware, following the grant of planning permission for works to improve the ground floor and entrances to No. 1 and No. 2 Stephen Street, (applications 2011/1069/P and 2011/5552/P), Derwent London is making a significant investment in the quality of this building to improve its attractiveness to potential tenants. Externally this is chiefly made up of alterations to the ground floor elevations and entrance areas to provide the modern reception space and street presence which contemporary occupiers require to improve the contribution that this building makes to the quality of the environment on the street. Much of this work is now complete.

Previous applications have permitted the replacement of some windows at upper floor levels with louvres for ventilation. In association with the installation of mechanical plant at eighth floor level, this application similarly seeks to replace 3 windows at eighth floor level with louvres for ventilation and replacement of 1 existing glass louvred opening with a new fixed window.

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Proposals

The proposed louvres at eighth floor level are proposed on the south-west elevation. The new louvres and infill cladding proposed will be specified to match the existing cladding. The louvres will be provided for air intake and exhaust.

The replacement of the existing glass louvre opening with a fixed window is proposed to the north-east elevation.

The proposed alterations to the windows will not be prominent from street level. The appearance and architectural integrity of the building will not be visually affected as a result of the proposals.

Planning Consideration

Policy DP24 of Camden's Development Policies requires all development involving alterations to existing buildings to be of the highest standard of design with development giving consideration to character and setting of neighbouring buildings, character and proportions of the existing building, quality of materials used and the provision of visually interesting frontages at street level.

The proposed alterations to the windows at eighth floor level will not be prominent from street level as they will not be visually prominent. The proposals are restricted to high levels of the building for this reason. In addition, the balustrades that surround the building and the way in which the windows are set back from the outer edge of the building will help to conceal any alterations to the external appearance of the building. The proposals to revert the existing glass louvred opening to a fixed glass window are considered to improve the appearance of the existing building.

We therefore do not consider there to be any adverse design or amenity implications arising from the proposals. The proposed development complies with Policy DP24 of Camden Development Policies Document and should be granted planning permission accordingly.

Please contact James Wickham (020 7333 6353) or Hannah Bryant (020 7333 6427) of this office if it would be help to discuss this further.

Yours faithfully



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