



GERALDEVE

Development Management (Camden Council)
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c/o Town Hall, Judd Street
London
WC1H 9JE



For the attention of Ms Kathryn Moran

4 September 2015

Our ref: HJWB/NFD/JOR/J6350

Dear Ms Moran

**Centre Point (includes Centre Point Tower, Centre Point Link and Centre Point House), 101 and 103 New Oxford Street and 5-24 St Giles High Street, London, WC1A 1DD
Full Planning Permission and Listed Building Consent application – Retail (Class A3 Restaurant) unit and associated partial infilling at ground floor**


On behalf of our client, Almacantar Centre Point LP, (acting by its General Partner, Almacantar Centre Point GP Sarl), we enclose an application for full planning permission and listed building consent to provide a retail (Class A3) restaurant together with a designated outdoor seating area and associated partial infilling at ground floor level below Centre Point Link.

Application Documentation

Accordingly, we enclose the following information for your approval:

1. Completed application form;
2. Red line site location plan;
3. Original Planning Statement dated March 2015 and Addendum Planning Statement dated September 2015 prepared by Gerald Eve;
4. Pedestrian Comfort Level Analysis prepared by Steer Davis Gleave
5. Case Study and Design Review prepared by Space Syntax
6. Estate Management Plan prepared by Rendall and Ritter
7. Supplemental Design and Access Statement prepared by Rick Mather.
8. Drawing pack prepared by Rick Mather Architects

The application has been made electronically via the planning portal (reference: PP-04471313).

As this application represents the first revision of an application for development of the same description on the same site by the same applicant within 12 months of the date of decision 

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Background

Planning permission was granted on the 1 April 2014 (2013/1957/P) 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."

Listed building consent was granted on the 1 April 2014 (2013/1961/L) for the:-

"Demolition of Intrepid Fox public house and internal & external alterations including the relocation internally of the existing external ground and mezzanine eastern and western staircases, the replacement and refurbishment of the facades, fenestration and shopfronts, all associated with 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 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 above in an eleven storey building (including basement) and associated basement car parking, terraces, servicing and access arrangements, and extract ducts."

Following the grant of listed building consent (and planning permission) for the main scheme on 1st April 2014 and subsequent approval of the West End project in 2015, the Applicant applied for full planning permission for:-

'A partial infilling through the erection of a ground floor extension to provide new retail (Class A3) floorspace together with a designated outdoor seating area and associated works beneath Centre Point Link' (Ref. 2015/1903/P) and

In addition, the Applicant applied for Listed building consent for:-

'Internal and external alterations associated with the erection of a ground floor extension partially infilling beneath Centre Point Link' (Ref. 2015/2034/L).

Camden Council's Development Control Committee resolved to refuse the application on 6 August 2015 and the decision notice was issued on 4 September 2015. The reasons for refusal relate to:

- 1.) Insufficient information relating to pedestrian movement and safety in the context of significant additional pedestrian movements associated with Crossrail
- 2.) Insufficient information relating to crime and anti- social behaviour and
- 3.) Over concentration of Class A3 uses.

Since this date, the application has been revised to fully address the reasons for refusal, with significant additional justification.

The principal reason for refusal related to insufficient information to justify pedestrian movements under the Link Bridge in the context of the new retail fronting the new major piazza and having regard to increased movements associated with Crossrail. Working closely with Camden Council's officers upon the West End Project (approved in January 2015), the Applicant has undertaken detailed movement analysis which demonstrates that the retained walkway will easily accommodate pedestrian movement even on a worst case scenario, as well as further justification upon how the restaurant will successfully enclose and relate to the new piazza space, having regard to other successful examples.

The assessment that has been undertaken in light of the West End Project and shows that the introduction of the pedestrian piazza has a beneficial impact upon the movement of pedestrians throughout the area. This work builds upon previously undertaken pedestrian movement analysis in the area by Arup, AECOM and others for TfL, Westminster City Council and London Borough of Camden in 2014. The PCL assessment concludes that the introduction of a retail unit in this location would not impact on pedestrian movements in the area at this moment in time or in the future once the new Crossrail station is open.

The assessments show that the introduction of the retail unit have a minimal impact upon the pedestrian comfort level experienced by pedestrians passing through the space beneath the Centre Point Link. The thoroughfare proposed at between 8.3m to 11.6m wide provides a pedestrian route that is an increase when compared to the existing pavement condition surrounding the site which measure 3.8 metres along New Oxford Street and 2.5-3.4 metres along St Giles High Street.

We have identified the position in respect of the new piazza and CenterPoint site in terms of ownership, control and management, which is secured through the S106 Agreement.

Almacantar has also provided additional material to demonstrate that there will be no anti-social behaviour/crime or overconcentration of Class A3 issues, as well as clarifying the proposed management and maintenance regime for the space.

Almacantar and the consultant team have met with Camden Council's planning and highways consultants to discuss the reasons for refusal and it is considered that the reasons for refusal can be overcome through the introduction of updated information.

Proposals

For the avoidance of doubt, no physical amendments to the scheme are proposed. Planning permission and listed building consent is therefore sought for:

Planning permission:-

'A partial infilling through the erection of a ground floor extension to provide new retail (Class A3) floorspace together with a designated outdoor seating area and associated works beneath Centre Point Link'.

Listed building consent application:-

'Internal and external alterations associated with the erection of a ground floor extension partially infilling beneath Centre Point Link'.

This application forms part of the wider regeneration project on the Centre Point site but does not relate to the previously approved schemes shown above. The public realm proposals and proposed road closure do not form part of this application submission as they have already been approved.

The proposed scheme is fully outlined on the plans and elevations enclosed as part of this application submission. The enclosed Design and Access Statement prepared by Rick Mather Architects provides further details on the proposed heritage considerations.

The application proposals will comply with the Development Plan policies, guidance and standards contained therein. The scheme goes to the very heart of the principles contained in the National Planning Policy Framework, the London Plan and the Camden Local Development Framework.

Heritage Considerations

The proposed works have been conceived in the context of seeking to enhance the significance of the building. The proposals are deemed to build upon the beneficial works of the consented scheme.

The unit has been designed to be a delicate and very transparent glass box that touches the ground and soffit lightly. The iconic sculptural tiled columns will be preserved untouched with no decoration and will be fully visible externally.

The proposals represent a sensitive and appropriate suite of works which will not cause harm to the significance of the building.

Please do not hesitate to contact Joanne Rams on 020 7333 6372 of this office should you have any questions regarding any of the above. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully



Gerald Eve LLP

