

Mrs Joanne Rams
Gerald Eve LLP
72 Welbeck Street
London 1G 0AY

Application Ref: **2015/0949/L**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **5668**

9 September 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**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**

Proposal:



Alterations and repair to Centre Point Tower in association with the previous permissions (Ref:2013/1957/P and 2013/1961/L granted 01/04/2014 for: the demolition of the Intrepid Fox public house, internal and 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).

Drawing Nos:

552-19000-CPA PL1, 552-19010-CPA PL1, 552-19011-CPA PL1,
552-19012-CPA PL3, 552-19013-CPA PL3, 552-19014-CPA PL2,
552-19015-CPA PL2, 552-19016-CPA PL1, 552-19100-CPA PL1,
552-19101-CPA PL1, 552-19102-CPA PL1, 552-19103-CPA PL1,
552-19104-CPA PL1, 552-19105-CPA PL1, 552-19106-CPA PL1,
552-19107-CPA PL1, 552-19108-CPA PL1, 552-19109-CPA PL1,
552-19110-CPA PL1, 552-19111- CPA PL1, 552-19112-CPA PL1,
552-19113-CPA PL1, 552-19114-CPA PL1, 552-19115-CPA PL1,
552-19116-CPA PL1, 552-19117-CPA PL1, 552-19118-CPA PL1,
552-19119-CPA PL1, 552-19120-CPA PL1, 552-19200-CPA PL1,
552-19201-CPA PL1, 552-19202-CPA PL1, 552-19203-CPA PL1,
552-19204-CPA PL1, 552-19205-CPA PL1, 552-19206- CPA PL1,
552-19207-CPA PL1, 552-19208-CPA PL1, 552-19209-CPA PL1,
552-19210-CPA PL1, 552-19211-CPA PL1, 552-19225-CPA PL1,
552-19226-CPT PL1, 552-19227-CPT PL1, 552-19228-CPT PL1,
552-19229-CPT PL1, 552-19230-CPA PL1, 552-19231-CPA PL1,
552-19232-CPA PL1, 552-19233-CPA PL1, 552-19234-CPA PL1,
552-19235- CPA PL1, 552-19240-CPA PL1, 552-19241-CPA PL1,
552-19242-CPA PL1, 552-19243-CPA PL1, 552-19244-CPA PL1,
552-19245-CPA PL1, 552-19246-CPA PL1, 552-19250-CPA PL1,
552-19251-CPT PL2, 552-19252-CPT PL2, 552-19253-CPT PL2,
552-19254-CPT PL2, 552-19255-CPA PL1, 552-19256-CPA PL1,
552-19257-CPA PL1, 552-19258- CPA PL1, 552-19259-CPA PL1,
552-19260-CPA PL1, 552-19261-CPA PL1, 552-19262-CPT PL2,
552-19263-CPA PL1, 552-19264-CPA PL1, 552-19265-CPA PL1,
552-19266-CPA PL1, 552-19267-CPA PL1, 552-19300-CPT PL1,

552-19301-CPT PL1, 552-19302-CPT PL3, 552-19303-CPT PL4,
552-19304-CPT PL3, 552-19305-CPT PL3, 552-19306- CPT PL3,
552-19307-CPT PL3, 552-19308-CPT PL2, 552-19309-CPT PL2,
552-19325-CPL PL1, 552-19326-CPL PL1, 552-19327-CPL PL1,
552-19328-CPL PL1, 552-19329-CPL PL1, 552-19330-CPL PL1,
552-19331-CPL PL1, 552-19340-CPH PL1, 552-19341-CPH PL1,
552-19342-CPH PL1, 552-19343-CPH PL1, 552-19344-CPH PL1,
552-19345- CPH PL1, 552-19346-CPH PL1, 552-19347-CPH PL1,
552-19348-CPH PL1, 552-19349-CPH PL1, 552-19350-CPH PL1,
552-19351-CPH PL1, 552-19352-CPH PL1, 552-19353-CPH PL1,
552-19400-CPA PL2, 552-19401-CPA PL2, 552-19402-CPA PL2,
552-19403-CPA PL2, 552-19404-CPA PL2, 552-19405-CPA PL2,
552-19406-CPA PL2, 552-19407- CPA PL2, 552-19408-CPA PL2,
552-19409-CPA PL2, 552-19410-CPA PL2, 552-19411-CPA PL2,
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552-19415-CPA PL2, 552-19416-CPA PL2, 552-19417-CPA PL2,
552-19418-CPA PL2, 552-19419-CPA PL2, 552-19420-CPA PL2,
552-19421-CPA PL2, 552-19500-CPA PL1, 552-19501- CPA PL2,
552-19502-CPA PL2, 552-19503-CPA PL3, 552-19504-CPA PL2,
552-19505-CPA PL3, 552-19506-CPA PL1, 552-19507-CPA PL1,
552-19508-CPA PL1, 552-19509-CPA PL1, 552-19510-CPA PL2,
552-19511-CPA PL1, 552-19550-CPA PL1, 552-19551-CPT PL2,
552-19552-CPT PL2, 552-19553-CPT PL2, 552-19554-CPT PL2,
552-19555- CPA PL1, 552-19556-CPA PL2, 552-19557-CPA PL2,
552-19558-CPA PL1, 552-19559-CPA PL2, 552-19560-CPA PL2,
552-19561-CPA PL1, 552-19562-CPT PL1, 552-19563-CPA PL1,
552-19564-CPA PL1, 552-19565-CPA PL1, 552-19566-CPA PL1,
552-19567-CPA PL1, 552-19600-CPT PL1, 552-19601-CPT PL1,
552-19602-CPT PL3, 552-19603-CPT PL3, 552-19604-CPT PL2,
552-19605-CPT PL2, 552-19606-CPT PL1, 552-19607-CPT PL1,
552-19608-CPT PL1, 552-19609-CPT PL1, 552-19610-CPT PL1,
552-19611-CPT PL1, 552-19612-CPT PL1, 552-19613-CPT PL1,
552-19614-CPT PL1, 552-19615-CPT PL1, 552-19616-CPT PL1,
552-19617-CPT PL1, 552-19618-CPT PL1, 552-19619- CPT PL1,
552-19620-CPT PL1, 552-19621-CPT PL2, 552-19622-CPT PL2,
552-19625-CPL PL1, 552-19626-CPL PL1, 552-19627-CPL PL1,
552-19628-CPL PL1, 552-19629-CPL PL1, 552-19630-CPL PL1,
552-19631-CPL PL1, 552-19640-CPH PL1, 552-19641-CPH PL1,
552-19642-CPH PL1, 552-19643-CPH PL1, 552-19644-CPH PL1,
552-19645- CPH PL1, 552-19646-CPH PL1, 552-19647-CPH PL1,
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552-19651-CPH PL1, 552-19652-CPH PL1, 552-19653-CPH PL1,
552-19660-CPW PL1, 552-19661-CPW PL1, 552-19662-CPW PL1,
552-19663-CPW PL1, 552-19664-CPW PL1, 552-19665-CPW PL1,
552-19666-CPW PL1, 552-19667-CPW PL1, 552-19668-CPW PL1,
552-19669-CPW PL1, 552-19670-CPW PL1, 552-19671-CPW PL1,
552-19672-CPW PL1, 552-19700-CPT PL1, 552-19701-CPT PL1,
552-19702-CPT PL1, 552-19703-CPT PL1, 552-19704- CPT PL1,
552-19705-CPT PL1, 552-19706-CPT PL1, 552-19707-CPT PL1,
552-19708-CPT PL1, 552-19709-CPT PL1, 552-19725-CPH PL1,

552-19750-CPW PL1, 552-19751-CPW PL1, 552-19800-CPT PL1, 552-19801-CPT PL1, 552-19802-CPT PL1, 552-19803-CPT PL2, 552-19804-CPT PL2, 552-19805-CPT PL1, 552-19806-CPT PL1, 552-19807-CPT PL1, 552-19808-CPT PL1, 552-19809-CPT PL1, 552-19810-CPT PL1, 552-19811-CPT PL1, 552-19812-CPT PL1, 552-19813-CPT PL1, 552-19814-CPT PL2, 552-19816-CPT PL2, 552-19817-CPT PL2, 552-19818-CPT PL2, 552-19819-CPT PL3, 552-19820-CPT PL3, 552-19821-CPT PL2, 552-19825-CPL PL1, 552-19826-CPL PL1, 552-19827-CPL PL1, 552-19828-CPL PL1, 552-19829-CPL PL1, 552-19840-CPH PL1, 552-19841-CPH PL1, 552-19842-CPH PL1, 552-19843-CPH PL1, 552-19844-CPH PL1, 552-19845-CPH PL1, 552-19846-CPH PL1, 552-19847-CPH PL1, 552-19848-CPH PL1, 552-19849-CPH PL1, 552-19850-CPH PL1, 552-19851-CPH PL1, 552-19852-CPH PL1, 552-19853-CPH PL1

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 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.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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.

- 3 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.

- 4 Method statements, cleaning trials, sample panels (of a minimum of 1x1m) and drawings as appropriate for the repair, renewal and replacement of internal and external surface finishes in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
 - a) External Granite panelling to the cores.
 - b) Blue Pearl Granite lift lobbies on the ground and mezzanine level.

- c) Mosaic tile cladding to internal columns on the ground and mezzanine level.
- d) Internal mosaic tiles to sheer walls.
- e) External mosaic tiles to columns.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 Details of the material for the proposed new handrail to be affixed to the existing timber handrail in the escape stair as approved and detailed in this permission. Details shall include a sample and manufacturer's details as appropriate.

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.

Informative(s):

- 1 Reason for Granting Listed Building Consent:

The application is for works to Centre Point Tower only, varying some of the previous permissions granted in 2014 that allowed the change of use for Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential (Class C3), and providing 82 self-contained flats. The alterations as part of this application are for internal areas of the building, renewal and repair of existing finishes, removal of non-original fabric and upgrading of other features such as the internal escape stair. Conditions have been attached to ensure the details of the works are sensitive to the listed building.

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 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126 - 141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment