

Ms Joanne Rams
Gerald Eve LLP
72 Welbeck Street
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United Kingdom

Application Ref: **2015/6497/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

16 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

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:

Details of site investigations as required by condition 6c of planning permission 2013/1957/P dated 01/04/2014 (for change of use of Centre Point Tower to residential (Class C3); change of use of Centre Point Link and Centre Point House to a flexible retail/restaurant/bar use (Class A1/A3/A4); alterations and extensions to the existing buildings and associated works; redevelopment of the Intrepid Fox public house to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units above an eleven storey building (including basement) and associated works.)

Drawing Nos: Centre Point Tower, Centre Point Link and Centre Point House
Archaeological evaluation report dated February 2015 and Cover Letter (ref: NJB/NFD/JOR/J6350) dated 20/11/2015.

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

Condition(s) and Reason(s):



Informative(s):

1 Reasons for approving the details:

An Archaeological Evaluation Report has been submitted which was prepared by the Museum of London Archaeology. The report concludes that there should be no need for any further archaeological work on the site. The Greater London Archaeological Advisory Service (GLAAS) has considered the submitted document and recommend that no further archaeological work is necessary and that the condition under this application has been satisfied. Therefore, the requirements of the condition have been met and the details can be approved.

No objections were received prior to making this decision. 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 building or its setting or any features of special architectural or historic interest which it possesses and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are 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 2015 consolidated with alterations from 2011; and paragraphs 14, 17, 109-125 and 126-141 of the National Planning Policy Framework.

2 You are reminded that conditions 3 (materials), 14 (landscaping), 16 (lighting), 18 (extraction), and 28 (pedestrian route) of planning permission granted on 1/4/2014 (2013/1957/P) are outstanding and require details to be submitted and 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.

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