

Ms Joanne Rams  
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United Kingdom

Application Ref: **2015/7072/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

25 January 2016

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 and samples of external cladding panels to the new affordable housing block to partially discharge condition 3c 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: Cover letter (ref: HJWB/NFD/JOR/AKG/J6350) dated 17/12/2015; Planning Condition Discharge dated November 2015 and Sample Panel (located on Centre Point Link) viewed on 22/01/2016.

The Council has considered your application and decided to grant approval.

Informative(s):



1 Reason for granting approval:

The submitted details of the external cladding panels to the new affordable housing block and the samples provided on-site are in keeping with the wording of the condition and have met the satisfaction of the Council's Conservation and Heritage Officer.

The proposed pre-cast concrete tiles would have a light appearance to be in keeping with the concrete façade of Centre Point Tower (which will be cleaned and sealed to reveal its original lighter colour). The concrete panels would have a relief pattern to the surface with a chevron shape. Different samples were displayed with the lighter material (white concrete mix with aggregate) preferred as it compliments Centre Point Tower and the relief pattern displays a greater definition. Overall, the material would provide visual interest to the affordable housing block whilst allowing it to remain subservient to Centre Point Tower.

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 given to the desirability of preserving or enhancing the character and appearance of the conservation area and the features of special architectural or historic interest of the listed buildings, under s.66 and 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 policies CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 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, 56-68 and 126-141 of the National Planning Policy Framework.

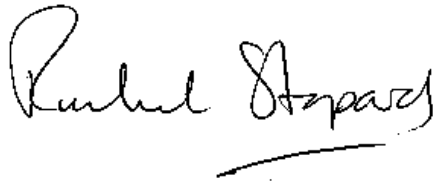
2 You are reminded that conditions 3 (materials), 14 (landscaping), 16 (lighting), 18 (extraction), and 28 (pedestrian route) of planning permission granted on 1/4/2014 (2013/1957/P) are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment