

Mrs Natalie Davies
Gerald Eve
72 Welbeck Street
London
W1G 0AY

Application Ref: **2015/5069/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

5 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Centre Point
101-103 New Oxford Street
5-24 St. Giles Street
London
WC1A 1DD

Proposal:

Internal and external alterations associated with the erection of a ground floor extension partially infilling beneath Centre Point Link affecting a Grade II Listed Building.

Drawing Nos: 10070-CPA PL2; 10071-CPA PL2; 12227-CPA PL2; 12302-CPL PL2; 12304-CPL PL2; 12380-CPW PL2; 12381-CPW PL2; 15110-CPL PL2; 15130-CPL PL2; 15132-CPL PL2; 15452-CPL PL2; 15453-CPL PL2; 15454-CPL PL2; 15510-CPL PL1; 17011-CPA PL2; 19247-CPA PL2; 19248-CPA PL2; 19332-CPL PL2; 19860-CPL PL2; 19861-CPA PL2; 19862-CPA PL2; 19863-CPA PL2; 19864-CPL PL2; 40100-CPL PL2; 40101-CPL PL2; 40129-CPL PL2; 40130-CPL PL2; 41178-CPL PL2; 41180-CPL PL2; 41182-CPL PL2; 41183-CPL PL2; 41183-CPL PL2; Planning Statement Application 2; Addendum Planning Statement; Design and Access Statement Revised with additional information September 2015; Pedestrian Accessibility Assessment; Estate Management Plan; Public Space Case Study and Design Review

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 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.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council.

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 Notwithstanding the drawings submitted as part of this application, no lighting has been consented and shall not be affixed to the two pilotis that will be internalised through implementation of this scheme. Lighting for the remaining two external piloti as part of this scheme shall only be implemented in association with an extant consent.

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 No new plumbing, soil stacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the

Council.

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.

- 6 Detailed drawings, samples of materials and method statements as appropriate, 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) Plan, elevation and section drawings of the glazed panels at a scale of 1:10 with sections of the framing, joints and fixing method to the existing building fabric (soffit) and to the new floor at a scale of 1:5 showing glass to glass corner, glass partition to façade, sliding door jamb to partition, sliding door, decking/edge detail, fixed glazing base, sliding door/slab soffit junction and sliding door/floor junction for a single glazed panel and of the sliding doors opened as appropriate.
 - b) Samples and manufacturer's details of the glazed panels to the shopfront showing colour, texture and thickness.
 - c) Samples and manufacturer's details of materials for the internal handrail and balustrade.
 - d) Samples and manufacturer's details for all internal floor surfaces.
 - e) Samples and manufacturer's details for the internal service wall.
 - f) Evidence that the external surface finish will be implemented in accordance with the previously approved public realm scheme.
 - g) Details of all lighting fixtures, fittings, cabling and fixing methods.
 - h) Details of all signage including method of fixing to the soffit.
 - i) All new services, including risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment.
 - i) Repairs to the pilotis including the mosaic tiles.
 - j) All new CCTV cameras

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

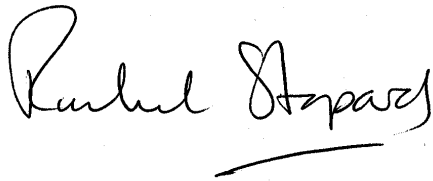
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

DP25 of the London Borough of Camden Local Development Framework
Development Policies.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment