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United Kingdom

Application Ref: **2015/7109/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

5 August 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:

Detailed plans, elevations and sections to demonstrate the framing, joints and fixings to the building fabric and floor to the shopfronts and ground floor glazed screens of the Centre Point Tower to partially discharge the details as required by condition 3a 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: ((20)001 Rev O; 002 Rev N), ((21)001 Rev H; 002 Rev J; 003 Rev G; 004 Rev J), ((25)500 Rev B; 501 Rev D; 503; 505 Rev C; 506 Rev D; 507 Rev C; 509 Rev A; 510 Rev A; 511; 512; 513; 516; 519 Rev A; 520 Rev D; 521 Rev B; 522 Rev B; 523 Rev C; 524 Rev A; 530 Rev A; 531; 532 Rev A; 533 Rev B; 534).

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



Informative(s):

1 Reasons for approving the details:

The submitted details of the shop front in respect of the Centre Point Tower 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 details include plans, elevations and section of the framing, joints and fixings to the building fabric and are considered to preserve and enhance the character and appearance of the building and the Denmark Street Conservation Area.

The east and west glazing is an entirely new design with black anodized aluminium transoms and mullions with a profile of 50mm. The mullions are spaced to respond to the upper bays, following the established rhythm and proportions. The use of silver anodized aluminium for the single end bays at the north and south has been selected to reflect the original vertical glazing on the upper floors.

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 listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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 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.

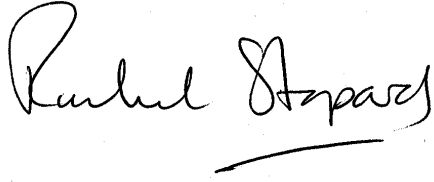
2 You are reminded that conditions 3 (materials), 14 (landscaping), 16 (lighting), 18 (extraction), and 28 (pedestrian route) of planning permission granted on 1/4/2014 (2013/1957/P) are outstanding and require details to be submitted and approved.

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
Executive Director Supporting Communities