

Miss Anna Gargan
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2016/3450/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

9 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Centre Point
103 New Oxford Street
London
WC1A 1DD

Proposal:

Detailed elevations and sections (including method of illumination) in relation to condition 3b of 2013/1957/P dated 01/04/2014 for; (Scheme A) Change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential (Class C3).

Drawing Nos: Explanatory note on discrepancy of lettering; Preliminary Logical Control Channel Schedule (ref: 3553-CS-002) Rev 10; Drawings dated 22/03/2016 titled General layout, Letter fabrication, Letter detail, Lighting trough, Fixings; Cover Letter (ref: HJWB/NFD/SGP/AKG/J6350) dated 22/06/2016.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approving the details:



The submitted details of the proposed lettering on Centre Point Tower are in keeping with the wording of the condition 3b and are considered acceptable by the Council's Conservation and Heritage Officer. The proposed letters are based on templates of the former letters and the materials (anodized aluminium) are suitable. The fixings appear to be robustly designed and the lighting carefully considered to minimise overspill into the residential flats behind. Overall, the proposals are considered to preserve and enhance the character and appearance of the building and the Denmark Street Conservation Area and to preserve the listed building's special interest.

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.

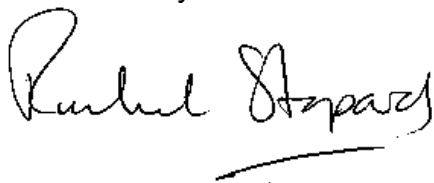
- 2 You are reminded that conditions 3 (materials), 14 (landscaping), 16 (lighting), 18 (extraction), and 28 (pedestrian route) of planning permission granted on 1/4/2014 (2013/1957/P) are outstanding and require details to be submitted and approved.

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



Rachel Stopard
Executive Director Supporting Communities