



GERALDEVE

Development Management (Camden Council)
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO Jonathan McClue

7 October 2016

Our ref: HJWB/NTD/SGP/AKG/J6350

Your ref: PP-05342708

Dear Jonathan,

**Centre Point (includes Centre Point Tower, Centre Point Link and Centre Point House), 101 and 103 New Oxford Street and 5-24 St Giles High Street, London, WC1A 1DD
Non Material Amendment Application – Approved Scheme Amendments**

On behalf of our client, Almacantar (Centre Point) Limited, we enclose an application for non-material amendments to the approved planning permission at Centre Point (2013/1957/P) which was granted on the 1 April 2014.

Background

Planning permission was granted on the 1 April 2014 (2013/1957/P) for the following development:-

“Demolition of Intrepid Fox public house and internal & external alterations including the relocation internally of the existing external ground and mezzanine eastern and western staircases, the replacement and refurbishment of the facades, fenestration and shopfronts, all associated with the change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential (Class C3) to provide 82 self contained flats and ancillary residential floorspace (spa, gym and pool); change of use of Centre Point Link from office (Class B1) and bar (Class A4) to a flexible retail/restaurant/bar use (Class A1/A3/A4); change of use of Centre Point House at first and second floor levels from office (Class B1) to flexible retail/restaurant/bar use (Class A1, A3, A4); alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar use (Class A1, A3, A4). Alterations to the external elevations of Centre Point Tower, Centre Point Link and Centre Point House including the relocation internally of the existing external ground and mezzanine eastern and western staircases, replacement and refurbishment of the facades, fenestrations and shopfronts, new pedestrian link through Centre Point House and associated basement car parking, terraces, landscaping, highway works (including the relocation of bus stands in Eamshaw Street), servicing and access arrangements and extract ducts. Redevelopment of the Intrepid Fox public house to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units above in an eleven storey building (including basement) and associated basement car parking, terraces, servicing and access arrangements, and extract ducts.”

Following the grant of planning permission (and listed building consent) the Applicant has undertaken detailed design work which has resulted in some minor changes to the scheme.

The Centre Point North and South (Type Q) window flashing detail has been amended from the originally approved position. The approved technical detail relating to the window installations in these locations cannot be technically achieved. This is because the concrete line from Level 1 to Level 33 varies from level to level. As a result the approved uniform silicone sealant joints between the window frames and the existing concrete are not buildable in practice. The windows run vertically from level 1 to level 33 of the building.

Informal pre-application advice received from Camden suggested that the planning and conservation officers were comfortable with the proposed slight variation to the approved window details for Centre Point Tower. Officers suggested that based on the details in respect of the windows being acceptable, they could be submitted under a discharge of condition application. However, following a review of the decision notice there was no appropriate condition under which this detail could be discharged. Accordingly, it was agreed that an NMA application be submitted.

Proposals

North and South (Type Q) Windows

The proposal for which this non material amendment application seeks permission is for the use of a controlled shadow gap which will maintain a uniform and visible gap throughout levels 1 to 33. This will result in the existing concrete reveal remaining visible and the outside face of the window remaining aligned with the existing concrete reveal as per the approved detail. This amendment will still ensure that the windows are delivered in a way as close to the approved scheme as possible.

The document titled 'CPT North and South Core windows' submitted as part of this non material amendment application provides further explanation of the proposals. The drawing numbered '(25)025 Elevation showing window type_0' locates the windows in question on Centre Point Tower. The drawing titled '(25)131 Original ER detail' demonstrates the approved position and the exact section of the window which our client is seeking to adjust.

Email correspondence submitted with this application demonstrates how the Council's queries regarding these proposals have been addressed prior to submission.

These details have been submitted as a non-material amendment application only as it was agreed with officers by email, dated 30 August 2016, that a listed building consent application was not necessary given that the details relate to a slight variance to new work that already has approval, and are therefore not considered to affect the building's special interest.

Enclosed Drawings

This application represents an amendment to a technical detail that does not affect the planning drawings. It is therefore not proposed to substitute any drawings. Only drawings that show the proposed amendment are enclosed as part of this application submission.

Submission Drawings	
Drawing Number	Title
2332(25)025 Rev F	'Typical Floor End Bay'

(25)131 Rev D	'End Jamb Detail – Openable' Original ER detail
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Application Documentation

Accordingly, we enclose the following information for your approval:

- Completed application form;
- Email correspondence between the planning consultants and Camden conservation and planning officers confirming NMA was required;
- Document titled 'CPT North and South Core windows', prepared by Brookfield Multiplex;
- Red line site location plan; and
- Updated planning drawings.

The application has been made electronically via the planning portal (reference: PP-05342708).

The requisite application fee of £195 has been paid online.

Please do not hesitate to contact Sam Palmer or Anna Gargan of this office should you have any questions regarding any of the above. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully



Gerald Eve LLP
ndavies@geraldeve.com
Direct tel. +44 (0)20 7333 6371