

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

Application Ref: **2016/5502/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

3 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

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: Use of a controlled shadow gap to north and south core windows of Centre Point Tower to alter the window details of the approved redevelopment of Centre Point under planning permission 2013/1957/P dated 01/04/14.

Drawing Nos: Approved (additional) plans: Cover letter dated 07/10/2016 (ref: HJWB/NTD/SGP/AKG/J6350); (10) 010); 2332(25)025 Rev F and (25)131 Rev D.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2013/1957/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans:

552-19000-CPA; 552-19010-CPA; 552-19011-CPA; 552-19012-CPA; 552-19013-



CPA; 552-19014-CPA; 552-19015-CPA; 552-19016-CPA; 552-19100-CPA; 552-19101-CPA; 552-19102-CPA; 552-19103-CPA; 552-19104-CPA; 552-19105-CPA; 552-19106-CPA; 552-19107-CPA; 552-19108-CPA; 552-19109-CPA; 552-19110-CPA; 552-19111-CPA; 552-19112-CPA; 552-19113-CPA; 552-19114-CPA; 552-19115-CPA; 552-19116-CPA; 552-19117-CPA; 552-19118-CPA; 552-19119-CPA; 552-19120-CPA; 552-19200-CPA; 552-19201-CPA; 552-19202-CPA; 552-19203-CPA; 552-19204-CPA; 552-19205-CPA; 552-19206-CPA; 552-19207-CPA; 552-19208-CPA; 552-19209-CPA; 552-19210-CPA; 552-19211-CPA; 552-19225-CPA; 552-19226-CPT; 552-19227-CPT; 552-19228-CPT; 552-19229-CPT; 552-19230-CPA; 552-19231-CPA; 552-19232-CPA; 552-19233-CPA; 552-19234-CPA; 552-19235-CPA; 552-19240-CPA; 552-19241-CPA; 552-19242-CPA; 552-19243-CPA; 552-19244-CPA; 552-19245-CPA; 552-19246-CPA; 552-19250-CPA; 552-19251-CPT; 552-19252-CPT; 552-19253-CPT; 552-19254-CPT; 552-19255-CPA; 552-19256-CPA; 552-19257-CPA; 552-19258-CPA; 552-19259-CPA; 552-19260-CPA; 552-19261-CPA; 552-19262-CPT; 552-19263-CPA; 552-19264-CPA; 552-19265-CPA; 552-19266-CPA; 552-19267-CPA; 552-19300-CPT; 552-19301-CPT; 552-19302-CPT; 552-19303-CPT; 552-19304-CPT; 552-19305-CPT; 552-19306-CPT; 552-19307-CPT; 552-19308-CPT; 552-19309-CPT; 552-19309-CPT; Cover letter dated 07/10/2016 (ref: HJWB/NTD/SGP/AKG/J6350); (10) 010); 2332(25)025 Rev F and (25)131 Rev D.

Reason: For the avoidance of doubt and in the interest of proper planning.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reason for granting permission

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 01/04/14 under reference number 2013/1957/P.

The proposal seeks to introduce a controlled shadow gap to overcome variances in the concrete line and level between the floors meaning that a uniform gap would be visible throughout levels 1 to 33 of the tower. The silicone joint would be replaced with the existing concrete reveal remaining visible and the outside face of the window would remain aligned with the existing concrete reveal as per the previously approved details. The changes are non-material as they would not materially alter the character or appearance of the building and there would be a very minimal perceptible difference brought by the proposal.

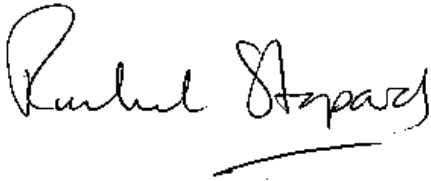
No additional amenity impacts for surrounding occupiers would be experienced and they would not be prejudiced by not being formally consulted on the alterations.

Listed Building Consent is not required as the amendments relate to a slight variance to new work that already has approval and is not considered to affect the building's special interest.

- 2 You are advised that this decision relates only to the insertion of additional drawings to create a controlled shadow gap to north and south core windows of Centre Point Tower and shall only be read in the context of the substantive permission granted on 01/04/14 under reference number 2013/1957/P and is bound by all the conditions and the legal agreement attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.