



GERALDEVE

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6 February 2017

**Our ref: HJWB/NFD/WRI/AKG/J6350**

**Your ref: PP-05399780**

Dear Sir

**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, W1  
Condition 4 of planning permission ref. 2013/1961/L  
Planning portal reference: PP-05399780**

On behalf of our client, Almacantar (Centre Point) Limited, we enclose for your attention and consideration an application to formally discharge condition 4 attached to the listed building consent in respect of Centre Point (2013/1961/L).

Details relating to the discharge of this condition are set out below in full.

#### **Condition 4**

Condition 4 states:

*Full constructional details of the reinstated staircase, including plans, sections and elevations at no less than 1:20 scale, which are clearly annotated to demonstrate the position and amount of original fabric to be reinstated, shall be submitted to and approved in writing by the Council as local planning authority before the relevant part of the works are begun.*

#### **Background**

On 9 September 2014 details were originally agreed to discharge the Condition 4 of listed building consent (2013/1961/L) under planning reference: 2014/4360/L.

An application to re-discharge the details in respect of this condition (ref: 2016/4923/L) was withdrawn on 11 November 2016 following planning and conservation officer comments requesting that the drawings submitted clearly indicate which treads are to be 'relocated refurbished original treads' and which will be 'new treads to match finish and profile of original'. It was also considered that additional information regarding the extent of historic fabric to be retained and/or replaced was required to discharge this condition.

Also, the proposed drawings for the western staircase indicated that the staircase would be blocked off by barriers at the top and bottom, which was not supported by officers.

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Accordingly, the team have sought to address officer comments and have incorporated changes which reflect the comments into the revised submission documentation.

#### **Submission Details**

Firstly, in direct response to officer comments, the barriers originally shown on the proposed drawings for the western staircase have been removed from the proposals and form no part of this submission.

In accordance with the requirements of this condition we enclose marked up plan, section and elevation drawings which demonstrate the areas of tread which are either: a) being repaired, b) matching the profile and finish of the original where new treads are being proposed and c) being relocated, refurbished original treads.

In addition, PAYE has prepared a note on the treatment of the historic stair treads, dated 24 January 2017. The note demonstrates how the stair treads have been surveyed to identify defects and also to establish what original fabric was repairable and what was irreparable. Where irreparable defects were found which were deemed to be structurally unacceptable, a repair process analysed the existing stair tread terrazzo constituents to identify the best match to the original fabric. The second stage of the process involved carefully marking out the area for repair and only removing fabric which was irreparably defective. During this process the project team have followed Conran and Partners' guidelines for relocation. Conran and Partners recommended that top treads be replaced in order to ensure that the upper tread is consistent and parallel to the slab and that the first step is replaced tread so as to maintain offset shown in the drawings.

As a result there are 6 new treads to the eastern relocated staircase and 8 new treads to the western relocated staircase. This allocation is subject to the completion of repairs and final dry-lay of repaired treads as it could result in some of the treads being rejected if the outcome is not satisfactory.

The historic note, prepared by PAYE, should be read in conjunction with the Tread Survey, also prepared by PAYE, as this illustrates clearly which stair tread type has been allocated to which staircase and specifically the stair location of the tread types.

We trust this is sufficient to fulfil the requirements of this condition.

#### **Documentation**

The application has been made via the planning portal and the submission comprises the following:

- Signed and dated application forms;
- Plan, elevation and section drawings, references: 2332-24-213-01 and 2332-24-211-01, prepared by Multiplex;
- Tread Survey, prepared by PAYE;
- Pell Frischmann Archive drawings; and
- Heritage Note, prepared by PAYE, dated 24 January 2017.

Please do not hesitate to contact Will Rimell or Anna Gargan of this office should you have any questions regarding this application.

Yours faithfully



**Gerald Eve LLP**

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