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Application Ref: **2017/0742/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

17 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
Centre Point
101-103 New Oxford Street
London
WC1A 1DD

Proposal:
Reinstated staircase details, as required by condition 4 of Listed Building Consent ref 2013/1961/L (dated 01/04/2013), for the change of use of Centre Point from office/sui generis to mixed residential/commercial.

Drawing Nos: 2332(25)211-01; 2332(24)213-01; Cover Letter by Gerald Eve dated 06/02/2017; PAYE Heritage Statement dated 24/01/2017; PAYE Tread Survey.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 Reason for granting approval of details (listed building):



The application site is Centre Point, a grade II listed 35 storey tower block designed by Richard Seifert & Partners in 1961-1966. The tower is of slender form with slightly convex sides. Its elevations are distinctively modelled through the use of faceted and tapering 'Y' shaped precast concrete panels. The site is located within the Denmark Street conservation area.

The current proposals involve a variation to the previously approved reinstated staircase details approved under the approval of details application reference 2014/4360/L, relating to condition 4 of Listed Building Consent ref 2013/1961/L (dated 01/04/2013).

Condition 4 of 2013/1961/L required:

"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."

The previously approved drawings showed that the existing treads from the stair will be largely reused on the new stairs. Following the previous approval and removal of the staircases to the PAYE storage yard in March 2015, further condition survey work has been undertaken which demonstrates that it is possible to retain slightly less original fabric due to previously unknown defects. As a result the current application proposes 6 new treads to the eastern relocated staircase and 8 new treads to the western relocated staircase. The majority of the original treads will still be re-used and repaired. Details of the proposed repairs to the original treads to be re-used are provided within the PAYE Heritage Statement submitted to support this application. The submitted details are considered to preserve the special interest of the building and provide sufficient detail for the condition to be discharged.

Public consultation was undertaken by placement of a press notice and site notice. One comment was received from the Covent Garden Community Association stating that they had no comments to make. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

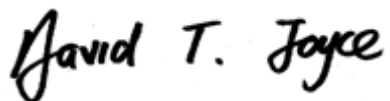
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning