

PT/ DP4193

11 May 2017

Planning and Built Environment
Camden Council
5 Pancras Square
London
NIC 4AG



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Dear Sir / Madam,

**THE CENTRO BUILDING, 39 PLENDER STREET, NW1 0DX
APPLICATION FOR PLANNING PERMISSION AND ADVERTISEMENT CONSENT
(PLANNING PORTAL REF: PP-06045799)**

On behalf of our client, Centro Property Limited, we are pleased to enclose an application for planning permission and advertisement consent relating to The Centro Building, 39 Plender Street, NW1 0DX ('the Site').

Background

The Site comprises two properties, Centro 1 and Centro 2. Centro 1 is a 6-storey (plus basement and roof terrace) property and Centro 2 a 5-storey (plus basement) building. Both properties are joined and in active use as an office (Use Class B1). The proposals do not have any impact on the use of the site.

The Site is located on and to the north of Plender Street between Camden Street and Mandela Street. Centro 1 essentially forms the Plender Street frontage with Centro 2 extending back along Mandela Street. The Site is not in a Conservation and not statutorily listed. The building is recognised as being locally listed and this is addressed in the application, in terms of the appropriateness of the proposed works.

The Proposed Development

The proposals relate to a series of minor amendments and enhancements to the existing building façade, specifically associated with the main entrance on Plender Street and including signage (for which advertisement consent is also sought). A small extension to the fifth-floor roof terrace is also proposed as part of this application. Full details are provided in the submitted Design & Access Statement and plans and drawings. This includes a heritage and townscape assessment of the existing building and the proposals, on account of the property's locally listed status and a Noise Statement which establishes the appropriateness of the terrace extension.

The proposed works, whilst limited, will help protect the integrity and usability of this important office building which in turn will help secure ongoing job creation and employment opportunities. This is consistent with the strategic aims of Camden's Core Strategy (Policy CS1) and the London Plan (Policy 2.9). The proposals, along with associated internal works, are also consistent with the London Plan (Policies 4.1 and 4.2) and Core Strategy (Policy CS8) in seeking to provide modern office accommodation.

Recognising that the proposals relate entirely to design alterations and additions, the scheme has been carefully designed to respond to the specific site constraints and opportunities of the Site, respecting the local character and context of its surroundings (notably that the parent building is locally listed) and meet the needs of the Applicant in providing a viable and deliverable scheme. The proposed development has accordingly been designed to achieve the objectives of Sections 7 and 12 of the NPPF, Core Strategy Policies CS4 and CS14 and Development Policies DPD Policy DP24.

There are not considered to be any amenity concerns on neighbouring properties arising from the proposals. Due to the limited nature of the proposed works and the pre-existing context, there will not be any unacceptable noise affects arising from the proposed development. The proposed development complies with national and local requirements, making the scheme acceptable against the requirements in Sections 7 and 11 (paragraphs 120 and 123 in particular) of the NPPF, London Plan Policy 7.15, Core Strategy Policy CS1 and Development Management Policies DPD Policies DP26 and DP28.



This application has been submitted online under the Planning Portal reference: PP-06045799. In support of this application, the following documents have been submitted online via the Planning Portal:

- Complete Application Forms and Ownership Certificates;
- Application Plans and Drawings (May 2017) prepared by Piercy & Company;
- Design & Access Statement (May 2017) prepared by Piercy & Company; and
- Noise Statement (May 2017) prepared by Scotch & Partners

An online payment for the requisite fee of £305 has been made via the Planning Portal.

We trust that the information provided is sufficient in order to progress the determination of the application. Please do not hesitate to contact Peter Twemlow of this office should you require any further information.

Yours faithfully,

DP9 Ltd

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Encs.