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Application Ref: **2017/2402/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

12 June 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Unit 4
Centre Point Link
101-103 New Oxford Street
London
WC1A 1DD**

Proposal: Internal alterations and installation of fixtures, fittings and signage associated with fit out to Unit 4 (Class A3) at ground and first floor levels.

Drawing Nos: Site Location Plan (08)00; (08)01; (08)02; (08)03; (08)04; (08)05; (08)06; (08)07; (08)08; (08)09; (08)10; (08)11; (08)12; (08)13; (08)D01; (08)D02(1); (08)D02(2); (08)D03; (08)D04; (08)D05; (08)D06(1); (08)D06(2); (08)D07(1); (08)D07(2); (08)D08(1); (08)D08(2); (08)D08(3); (08)D08(4); (08)FD01(1); (08)FD02(1); (08)FD02(2); (08)FD03(1); (08)FD03(2); (08)FD03(3); (08)FD03(4); (08)FD03(5); (08)FD04(1); (08)FD04(2); (08)FD04(3); (08)FD04(4); (08)FD04(5); (08)FD05(1); (08)FD05(2); (08)FD06; (08)FD07; (08)FD08(1); (08)FD08(2); (08)FD09(1); (08)FD09(2); (08)FD09(3); (08)FD10; (08)FD11; S001; S002; S003; S004; A12504-VJJ-TS-001; A12504-VJJ-S-006; M015; Lighting Design Details 0535.DDR.01 Rev02 supplied by NULTY+, dated 20 April 2017; Heritage Statement prepared by Richard Coleman Citydesigner, dated 19 April 2017; Design & Access Statement prepared by S&Y Architects, dated April 2017.



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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of 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.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of 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.

Informative(s):

- 1 The proposals comprise internal alterations and installation of fixtures, fittings and signage associated with fit out to Retail Unit R04 (Class A3) at first floor level with entrance from the piazza and lobby at ground floor level. Change of use and alterations to Centre Point Link were granted under planning and listed building consent applications 2013/1957/P and 2013/1961/L, granted on 01/04/2014. The current proposals include details of the proposed interior layout and design, and follow the principles established by the previous consent. No external changes are proposed to the building as part of the current application.

Overall the approach has been to limit intervention to the building fabric and to limit visual clutter as viewed from the exterior of the building at street level. The existing upper and lower balustrades, the mirror detail and free-standing columns, as per the previously approved details, are all proposed to be retained. Any original concrete finishes, including those within the ground floor entrance lobby, are proposed to be left exposed.

The proposed enlargement of the kitchen area and back of house area, and associated installation of partition walls, are considered to be justified by the need

to provide adequate cooking facilities, storage and plant areas to serve the restaurant unit and are not considered to cause harm to the special interest of the listed building. The installation of an oval-shaped fixed bar with suspended glasses hanging rail above located towards the eastern end of the restaurant unit and the installation of four dispense bar units within the lower level walkways are considered to be acceptable as all solid joinery elements have been kept to a low level to reduce their visual impact when viewed from New Oxford Street and from within the new piazza. Signage is proposed to be set in from the glazing by approximately 2m within the previously approved signage zone. A suspended profile with integrated services and lighting is proposed to be fixed to the concrete soffit above the galleries. Suspended track lighting is proposed elsewhere. Interior roller blind curtains along the southern elevation is proposed to control sunlight and glare. A decorative ceiling design feature is proposed to link the ground and first floor spaces. Minor fixings and services installation are required as part of the proposed restaurant fit-out; these have been kept to a minimum and detailed to minimise impacts to the listed building fabric. The proposed installations and alterations are considered to preserve the special interest of the Grade II listed building and are therefore considered to be acceptable.

Public consultation was undertaken by placement of a press notice and site notice. Two objections were received following public consultation which was taken into account when determining this application.

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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging Camden Local Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London, N1C 4AG (tel: 020-7974 6941).
- 4 You are advised that any works of alterations or upgrading not included on the

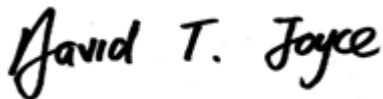
approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London, N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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