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FAO: Sarah Freeman

9 June 2017

Our ref: NJB/WRI/AKG/J8027

Your ref: PP-06120411

Dear Sirs,

**Unit R03, Centre Point Link
Full Planning Permission and Listed Building Consent Application**

We write on behalf of our client, Taster Food UK Limited, to submit an application for planning permission and listed building consent in respect of Unit R03, Centre Point Link for the following:

“Installation of acoustic louvres to the east elevation of Centre Point Link at second floor level.”

The proposed works are entirely external. No internal alterations to the listed building are proposed. The proposed works do not interfere with any original, listed fabric.

Site and Surroundings

The site is located within the London Borough of Camden (LBC).

The site is designated on the LBC's Policies Map as within the Central London Area and the Tottenham Court Road Growth Area.

The site is part of a Grade II listed building and is located within the designated Denmark Street Conservation Area.

Unit 3 is located at part ground (access only) and second floor level within the Centre Point Link.

Background

On 1 April 2014 planning permission (ref: 2013/1957/P) and listed building consent (ref: 2013/1961/L) were granted at the site for the following:

“(Scheme A) Change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential (Class C3) to provide 82 self-contained flats (16 x one bedroom, 37 x two bedroom, 26 x three bedroom, 2 x 4 bedroom and 1 x 4 bedroom duplex) and ancillary residential floorspace (spa, gym and pool); change of use of Centre Point Link from office (Class B1) and bar (Class A4) to a flexible retail/restaurant/bar use (Class A1/A3/A4); change of use of Centre Point House at first and second floor levels from office

(Class B1) to flexible retail/restaurant/bar use (Class A1, A3, A4); alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar use (Class A1, A3, A4). Alterations to the external elevations of Centre Point Tower, Centre Point Link and Centre Point House including the relocation internally of the existing external ground and mezzanine eastern and western staircases, replacement and refurbishment of the facades, fenestrations and shopfronts, new pedestrian link through Centre Point House and associated basement car parking, terraces, landscaping, highway works (including the relocation of bus stands in Earnshaw Street), servicing and access arrangements and extract ducts. Redevelopment of the Intrepid Fox public house to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units (8 x one bedroom, 3 x three bedroom and 2 x four bedroom) above in an eleven storey building (including basement) and associated basement car parking, terraces, servicing and access arrangements, and extract ducts.”

As the practical completion of the works permitted by planning permission ref: 2013/1957/P and listed building consent ref: 2013/1961/L is approaching, our client is seeking to secure planning permission and listed building consent for additional louvres prior to the commencement of their lease.

Due to the operation of the restaurant, the anticipated tenant/applicant requires additional ventilation/kitchen extract systems above that provided in the base-build works. The additional ventilation/kitchen extract systems are proposed to be located on the roof of the eastern elevation of the site (Earnshaw Street façade) which will require additional louvres. It is these louvres which form the basis of this application.

Local Development Framework

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: The National Planning Policy Framework (2012), the London Plan (as amended, 2016), Camden Core Strategy (2010) and the Camden Development Policies (2010).

In addition, supplementary planning documents relevant to the proposals include the Denmark Conservation Area Appraisal and Management Plan (2010).

Statutory Legislation

Statute regarding the heritage environment is relevant to this application. Both the site's historic fabric and the surrounding environment have been carefully considered in the development of the proposals having regard for the statutory legislation set out below.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy Framework

Paragraph 132 of the National Planning Policy Framework sets out that great weight should be given to the conservation of heritage assets. Paragraphs 133 and 134 set out the tests that need to be met where either 'substantial harm' or 'less than substantial harm' is caused to heritage assets.

Planning Considerations

Heritage and Design

Camden Core Strategy Policy CS14 'Promoting high quality places and preserving our heritage' states that the council will ensure that Camden's places and buildings are attractive, safe and easy to use. This will be achieved by various means including preserving and enhancing Camden's rich and diverse heritage assets and their settings, which includes conservation areas, listed buildings.

Camden Development Policies Policy DP25 'Conserving Camden's Heritage' states that the council will maintain the character of Camden's conservation areas by only permitting development within designated conservation areas that preserves and enhances the character and appearance of the area and that in order to preserve and enhance Camden's listed buildings, the council will only grant consent for alterations where it is considered this would not cause harm to the special interest of the building.

The proposals would not result in any physical interference with the original, listed fabric. The consented scheme for this part of the Link included the removal of the plant room at the east end of the second floor of the bridge link, originally clad with louvres, and its replacement with a new extension that would incorporate a kitchen, built with brick walls and clad in mosaic tiles. The mosaic tiles would be a new addition to the building designed to match the tiles on the existing Centre Point House flank walls. The plant room has now been demolished and the structural elements of the new extension have been constructed in its place. As a result, the original fabric of this part of the bridge link has, therefore, been removed. Therefore, it is considered that the proposals would not cause any harm to the heritage significance of the site.

The introduction of louvres would constitute only a minor change to the approved extension. The louvres would cover part of the eastern wall, up to approximately 2.2m. The remaining part of the wall, visible from street level, would be clad with the same mosaic tiles consented elsewhere. The green/brown roof proposed to form a habitat for birds in the consented scheme would remain. It is therefore considered that the proposals would provide an appropriate solution to the needs of the restaurant tenant without harming the significance of the listed building.

The proposed louvres will match the retail louvres installed elsewhere at the wider development site. They are of a high quality and are not considered to detract from the appearance of the building. The colour RAL900 has been selected to match that of the framing of the glazing at second floor level to complement the white 'dragon tooth' tiles proposed for the kitchen extension and to match the original anodized aluminum appearance of the existing louvres in this position.

The Heritage Statement, prepared by Richard Coleman Citydesigner concludes that this design approach respects the setting of Centre Point as a Grade II listed building.

It is not considered that views within the Denmark Street Conservation Area would be detrimentally affected by the proposals. The existing and proposed 3D views within the Design and Access Statement, prepared by Rick Mather Architects, demonstrates that the proposed changes to the

elevation would be imperceptible from street level given their careful design to fit in with the elevation.

Overall it is considered that the proposals comply with Core Strategy Policy CS14 and Development Policies Policy DP25 and relevant statutory legislation.

Noise

Development Policies Policy DP28 states that the council will seek to ensure that noise and vibration is controlled and managed. Planning permission will be granted for plant or machinery where it can be operated without cause harm to amenity and does not exceed our noise thresholds.

The louvres proposed are of a high quality and are of the same specification as louvres found elsewhere in the building.

The precise specification of the intended plant is not yet known as this will form part of a separate application for the tenant fit out works. The additional ventilation units will use a supplementary ecology unit with a high degree of smoke, grease, particulate and odour control. This will reduce the potential for any nuisance to neighbouring properties.

Notwithstanding this, an Acoustic Report has been prepared by Sandy Brown for information purposes. The report demonstrates that in order to achieve the overall plant noise limits for the Centre Point development, mitigating in-duct attenuators will be required for the Kitchen Ecology Unit and Supply Air handling units. The required performances are presented in the report. An updated version of the acoustic assessment would be submitted with the subsequent detailed fit out application which will include the actual plant equipment.

Operational Management

Permission for plant equipment is not sought in this planning and listed building consent application. Notwithstanding this, an indicative operational maintenance statement for future plant equipment has been included within the Design, Access and Heritage Statement, prepared by Rick Mather Architects. It is proposed that any future plant equipment at the site would be maintained in line with this statement.

Conclusion

It is considered that the proposals represent a sensitive treatment of this site within the context of the listed building and will result in the preservation of its historical significance. Furthermore the proposals will preserve the character and appearance of the Denmark Street Conservation Area as it has been demonstrated that no harm will be caused to views into the site as a result of the proposals.

The proposals comply with the required planning policy and statutory legislation as the proposals would result in no harm to the heritage asset. Therefore it is considered that planning permission and listed building consent should be granted.

Application Documentation

Accordingly, we enclose the following documents in support of this application:

- Application forms and notices;

- Site Location Plan;
- Design, Access and Heritage Statement (including site images, 3D views and operational maintenance strategy), prepared by Rick Mather Architects and Richard Coleman City Designer;
- Proposed plan, section and elevation drawings, prepared by Rick Mather Architects; and
- Acoustic Report, prepared by Sandy Brown (for information purposes).

The requisite application fee of £385 has been paid online.

We look forward to your confirmation of the validation of this application. In the meantime, please contact either Will Rimell or Anna Gargan of this office should you have any questions.

Yours faithfully,



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