

# CONSULTATION SUMMARY

## Case reference number

2017/2402/L

## Case Officer:

Sarah Freeman

## Application 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.

## Representations

<b>Consultations:</b>	No. notified	00	No. of responses	03	No. of objections	02
					No of comments	01
					No of support	00

## Summary of representations

*(Officer response in italics)*

Owners/occupiers of Centrepoint House have objected on the following grounds:

- Unit looks like a bar not a restaurant. Prominence of the large bar area with seating around it at odds with licensing approvals for food led establishment.

*Licensing matters are dealt with independently from planning and listed building matters. The current application relates solely to impacts on the significance of Centrepoint Link as a statutorily listed building and comments regarding the licensing approval are not considered to be material considerations in light of this application.*

- If there are any external facade changes the colour schemes need to be consistent with centre point house to avoid the loss of consistency

across the complex

*No external changes are proposed to the building as part of this application.*

- Entrances / exits should only be from New Oxford Street not from the courtyard area as it is right next to residential units

*The entrance/exit to unit R04 to the piazza was previously approved under planning and listed building consent applications 2013/1957/P and 2013/1961/L, granted on 01/04/2014.*

- There should be no outdoor seating as it is right next to residential units.

*Outdoor seating does not form part of the application*

- There should be a total smoking ban in the courtyard area

*This is a licensing matter and not a material planning consideration*

- Noise impact would be mitigated if Almacantar were required to double glaze Centrepont House.

*Any works to Centrepont House fall outside the realm of the subject listed building consent which relates to internal works to Centrepont Link only. Noise impacts are not a material consideration of the subject application.*

- Overlooking issues from unit into bedrooms of residential units within Centrepont House

*Overlooking issues are not a material consideration in this instance, given that the assessment is limited to the impacts of the proposed internal changes on the listed building. Notwithstanding this, any potential overlooking impacts have been approved under planning permission 2013/1957/P, granted on 01/04/2014 with the current application not proposing any amendments that would impact on overlooking.*

- Proposals would destroy the character and appearance of a delightful heritage building which has already been subject to much 'abuse' through a series of planning decisions that have allowed immense changes and destroyed what was once a delightful oasis of calm and tranquillity in the adjacent Centre Point/St Giles High Street area.

*It is considered that the proposals have aimed where possible to preserve original features, including the existing upper and lower*

	<p><i>balustrades, the mirror detail and free-standing columns, and to limit intervention to the building fabric and to limit visual clutter as viewed from the exterior of the building at street level. The internal changes proposed 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.</i></p>
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**Recommendation:-**

**Grant conditional planning permission and listed building consent.**