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FAO: Sarah Freeman

24 July 2017

Our ref: NJB/WRI/AKG/J8006

Your ref: PP-06207112

Dear Sirs,

**Unit R05, Centre Point House
Listed Building Consent Application**

We write on behalf of our client, Vapiano Ltd, to submit an application for planning permission and listed building consent in respect of Unit R05, Centre Point House for the following:

“Internal alterations involving internal fit out at part ground, first and mezzanine floor level in relation to the use of the site for Class A3 Use.”

The proposed works are entirely internal.

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 05 is located at part ground (access only), first and mezzanine floor levels within the Centre Point House.

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."

Subsequently, on 10 April 2015 planning permission ref: **2014/7307/P** was granted for non-material amendments to planning permission (ref: 2013/1957/P). Also, on 9 September 2015 listed building consent ref: **2015/0949/L** permitted alterations and repair works to the approved scheme in respect of the listed fabric.

As the practical completion of the works permitted above is approaching, our client is seeking to secure listed building consent for internal tenant fit out works.

The elements of the proposals requiring express listed building consent are itemised on the submitted Scope of Works document, prepared by Finkernagel Ross.

In addition, those items proposed which will not be fixed to the listed fabric and as such do not require express listed building consent have been included for information purposes.

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) and The Local Plan (2017).

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 Local Plan Policy D2 'Heritage' demonstrates that the Council will seek to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The council will require development within conservation areas to preserve, and where possible, enhance the character and appearance of that conservation area.

Furthermore, Camden Local Plan Policy D1 'Design' states that the council will seek to secure high quality design in development and that the council will require development to preserve or enhance the historic environment in accordance with Policy D2 'Heritage'.

The perceived planning benefits to be delivered by the proposals are:

- Enable public enjoyment of the listed building;
- Enhance and preserve the unique historical significance of the Centre Point House; and
- Improve views into the site from the Denmark Street Conservation Area, thus enhancing the character and appearance of the conservation area.

The proposed use of the mezzanine at first floor level has evolved from Vapiano's specific operating model. Vapiano's operating model is based on the concept of an open show kitchen where customers place their order directly with the chef and can see their food being prepared. A required restaurant kitchen extract system has to be located in canopy hoods suspended directly over the cooking equipment (irrespective of whether the kitchen is open or not). These hoods have to be a certain height above from the cooking equipment (beyond which they don't perform efficiently) and this necessitates structure from which the canopy hoods hang.

Instead of suspending the canopy hoods directly from listed historic building fabric, the proposed structure allows for these canopy hoods to be suspended independent of the existing soffit. Rather than the proposed and required roof to this structure forming a large dust shelf, the proposals aim to activate this area as seating with a small amount of back of house behind. The additional benefit of this proposal is to allow for the experience of the space from an elevated position, the height of which is not dissimilar to that of the removed historic intermediate floor level. To support this listed building consent application a Heritage Assessment and Design Appraisal (HADA) has been prepared by CityDesigner which has assessed the mezzanine. The HADA states that the proposed mezzanine would have a minimal impact on the openness of the space and would provide a further place from which the building and its interiors can be fully appreciated.

The HADA, prepared by Richard Coleman CityDesigner, concludes that the sensitive designs of the fit-out will do no harm to the significance of the listed building. The designs will better reveal the significance of the building, allowing its interiors to be fully appreciated.

Overall it is considered that the proposals comply with Local Plan Policies D1 and D2 and relevant statutory legislation.

Structural Strategy

Given that the proposals include the installation of services into the raised floor at first floor level and the introduction of a mezzanine floor plate above the open kitchen located at first floor level, a Structural Strategy Statement has been prepared by Pell Frischmann and submitted in support of this application.

Green Wall Operational Management

As a green wall is included within the proposals, an operation and maintenance plan, prepared by Finkernagel Ross, which details what species of plant will be planted in the wall and how the wall will be installed and maintained.

The overall dimensions are W 7.2m x H 4.9m, with an overall area of just over 35 sq m.

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 listed building consent should be granted.

Application Documentation

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

- Application form and notices;
- Site Location Plan;
- Design and Access Statement, prepared by Finkernagel Ross;
- CGI of proposals, prepared by Finkernagel Ross;
- Heritage Statement, prepared by Richard Coleman CityDesigner;
- Existing plan, section and elevation drawings, prepared by Finkernagel Ross;
- Proposed plan, section and elevation drawings, prepared by Finkernagel Ross;
- Lighting Schedule, prepared by Finkernagel Ross;
- Structural Strategy Statement, prepared by Pell Frischmann;
- Structural drawings, prepared by Pell Frischmann;
- Drainage plans, prepared by Bailey Gomm;
- Green Wall Operational and Maintenance Plan, prepared by Finkernagel Ross;
- Consented ground floor plan ref: 552-19404-CPA_PL2;
- Fixed items plans ref: VAP-LON4-111; VAP-LON4-151; VAP-LON4-152; VAP-LON4-153 and VAP-LON4-154, prepared by Finkernagel Ross; and
- Sprinkler plans, prepared by Bailey Gomm.

Given that this is a listed building consent application, there is no fee.

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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