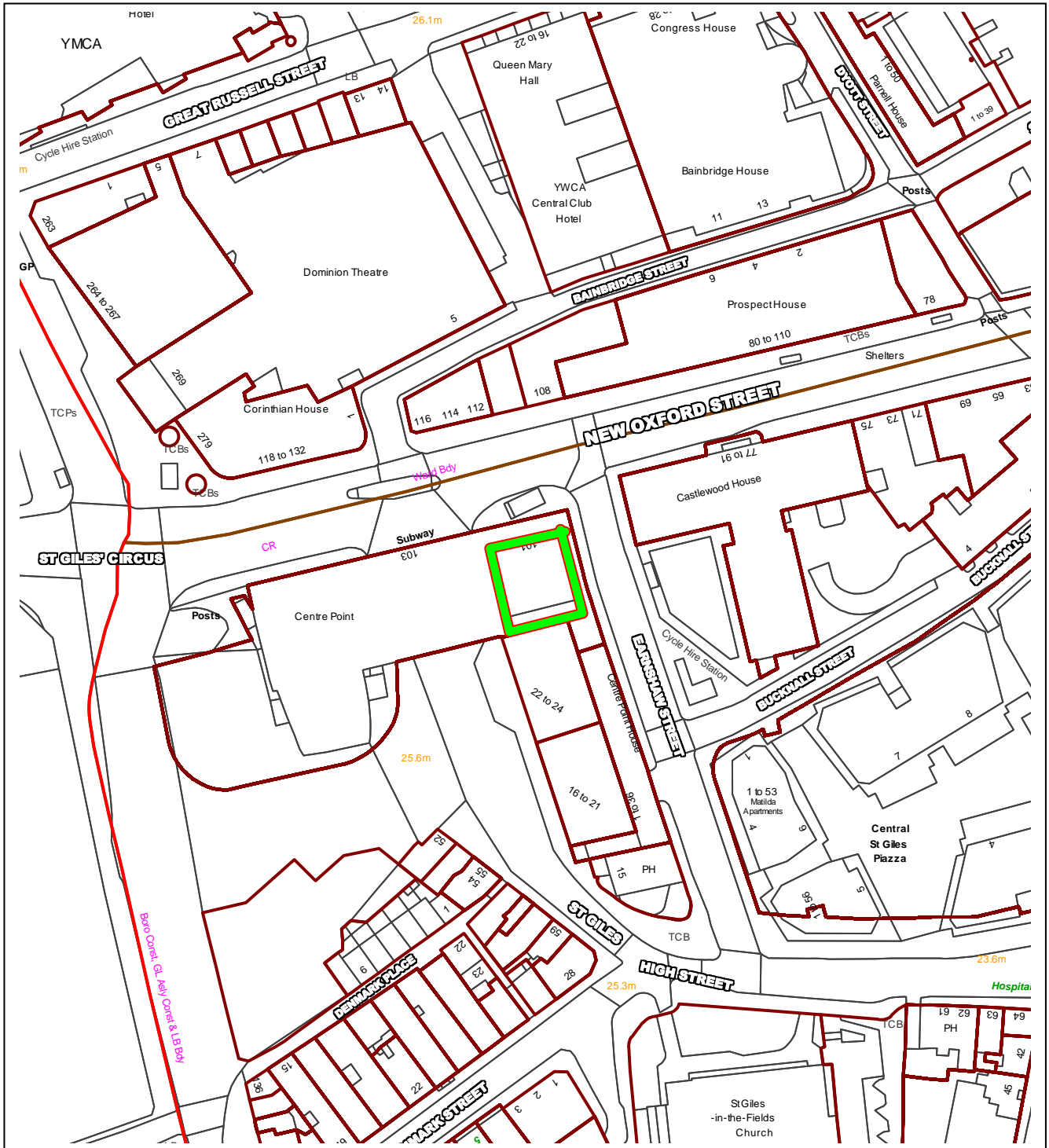


# Centre Point Link refs: 2017/3358/P and 2017/3381/L



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**Photo 1:** Centre Point Link with Centre Point House behind from New Oxford Street.



**Photo 2:** Centre Point Link from Earnshaw Street



CENTRE POINT HOUSE  
(HERITAGE FABRIC)

NEW KITCHEN 'BOX'  
EXTENSION

NEW OPENING IN ROOF

CENTRE POINT LINK  
(HERITAGE FABRIC)

**Photo 3:** CGI of proposal

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>12/09/2017</b>	
<b>(Member's Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>17/08/2017</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan McClue				i) 2017/3358/P ii) 2017/3381/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Unit 3 Centre Point Link 101-103 New Oxford Street London WC1A 1DD				Refer to Draft Decision Notices			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
i) & ii) New plant equipment housing unit and opening in roof of the eastern extension of Centre Point Link at second floor level.							
<b>Recommendation(s):</b>		i) Grant Conditional Planning Permission ii) Grant Listed Building Consent					
<b>Application Type:</b>		i) Full Planning Permission ii) Listed Building Consent					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>4</b>	No. of objections	<b>4</b>
<b>Summary of consultation responses:</b>	<p>The planning and listed building consent applications were both advertised by way of site notices on 21/07/2017 (consultation end 11/08/2017) and press releases on 27/07/2017 (consultation end 17/08/2017).</p> <p>Four objections were received from residents within Centre Point. The objections from the residents are summarised below:</p> <ul style="list-style-type: none"> <li>• fumes from the cooking would lead to residents at Centre Point House not being able to open their habitable and balcony windows</li> <li>• pollution would result from the air conditioning units of the restaurants as well as dust, noise and vibrations</li> <li>• health and safety danger to the residents of Centre Point House as flues, chimneys and extractors would throw out poisons, fumes, steam and pollution directly below/adjacent to living and sleeping areas and balconies</li> <li>• following 'Grenfell Tower' it is clear that planning permission for dangerous structures, cladding, chimneys/venting have been carelessly granted and that many residential blocks have been put into danger and in particular, dangerous living conditions have been imposed on residents</li> <li>• the Centre Point development has been more than four years of unsafe development (and building site), causing misery to residents and a catalogue of health and safety issues which has put lives at risk</li> <li>• object on the grounds that the original planning application, associated planning applications and a string of related matters are the subject of a major complaints by residents about/to Camden Council and that this complaint will end up with the Local Government Ombudsman</li> <li>• addition would be an ugly eye sore right residential balconies</li> </ul> <p><b><u>Officer response:</u></b></p> <ul style="list-style-type: none"> <li>• <i>The proposal is for a new opening in the roof and an equipment housing unit. No plant or equipment that could produce fumes, pollution, dust, noise or vibration forms part of the proposal. Separate planning permission would be required for such equipment and any proposal would be assessed by the Council's Environmental Health department. The new opening would also be located more than 10m away from the adjacent Centre Point House façade, which would include a glazed stair core and an otherwise blank façade. Habitable windows and balconies are located on the eastern and western elevations. They do not face the proposal.</i></li> <li>• <i>The proposed works should be considered on their own merits. Health and safety issues from other proposals, the construction process and other matters are not material planning considerations in</i></li> </ul>					

	<p><i>the assessment of the proposed development.</i></p> <ul style="list-style-type: none"> <li><i>The local planning authority cannot refuse to consider the application in light of the associated planning applications, which may or may not be subjected to consideration by the Local Government Ombudsman. The planning permission and listed building consent must be assessed on their own merits taking into account material planning considerations.</i></li> <li><i>The proposal is simply an opening within an extended element to the building. It would not be visually prominent nor would it be overly visible from surrounding balconies. Given the nature of the development it is considered to be in keeping with the building and surrounding area.</i></li> </ul>
<p><b>Centre Point House Residents Association</b></p>	<p>Centre Point House Residents Association objected on 27/07/2017 based on the premises being located directly below sleeping residential accommodation, which would lead to noise disturbance at night.</p> <p><b><u>Officer response:</u></b> <i>Refer to above response to objections.</i></p>
<p><b>Covent Garden Community Association</b></p>	<p>The Covent Garden Community Association wrote to confirm that they have no objection to the planning application or listed building consent.</p>
<p><b>Historic England</b></p>	<p>Historic England wrote to confirm that their consultation on the planning application was not necessary under the relevant statutory guidance.</p>
<p><b>Other</b></p>	<p>The Denmark Street CAAC, Bloomsbury CAAC, Bloomsbury Association and Twentieth Century Society were all consulted on 19/07/2017. No response from these organisations has been received.</p>

## Site Description

This application relates to the eastern end of the Centre Point Link, at second floor level and the roof above. The part of the building that is the subject of the application is a substantially completed extension approved under 2013/1957/P and 2013/1961/L. Centre Point Link forms part of the Centre Point complex, which also includes Centre Point Tower and Centre Point House. An affordable housing block has been substantially completed on the former site of the Intrepid Fox public house (approved under 2013/1957/P and 2013/1961/L). All buildings on-site are grade II listed and are within the Denmark Street Conservation Area.

Centre Point tower is a major London landmark prominently situated at the junction of New Oxford Street, Charing Cross Road and Tottenham Court Road. The entire complex was designed by Richard Seifert & Partners in 1960-1966. The tower is 35 storeys with slightly convex sides. One of the most distinctive features of the building is its extensive use of concrete including being an early example of off-site pre casting.

The wider area around the site is characterised by many of London's most popular visitor attractions, including the British Museum, Covent Garden and Oxford Street. Interspersed within the above are residential and other small and large-scale retail uses. The area around Tottenham Court Road Station and St Giles High Street will experience considerable change over the next ten years. Several projects and major redevelopment proposals in the area are at different stages, including the enlargement of the Tottenham Court Road Underground Station ticket hall and implementation of the Crossrail scheme.

## Relevant History

**2013/1957/P and 2013/1961/L:** Planning permission and listed building consent were granted for a major redevelopment of the Centre Point complex and the Intrepid Fox public house on 01/04/2014. The development included the creation of 82 residential units within Centre Point Tower, flexible retail/restaurant/bar uses within Centre Point Link and the Centre Point House, associated external and internal alterations and a new 11 storey building to provide 13 affordable housing units. The approved scheme included a second floor level extension to Centre Point Link, which is the subject of the application being considered.

Following the above approval, a number of non-material amendments, minor-material amendments, standalone planning applications, discharge of conditions applications and listed buildings consents have been approved. A summary of the more significant applications is included below:

### Non-material amendments:

**2014/7307/P:** Increase height of flue, additional plant, reconfiguration of glazing, lift realignment and revised louvre configuration granted 10/04/2015

**2016/5502/P:** Use of a controlled shadow gap to north and south core windows of Centre Point Tower to alter the window details granted 03/11/2016

### Minor-material amendments:

**2017/0994/P:** Variation of condition 2 (approved plans) for the reconfiguration of the plant equipment at roof level at White Lion House granted 30/06/2017

### Planning permission and listed building consent:

**2015/5068/P and 2015/5069/L:** Partial infilling through a ground floor extension to provide new restaurant (Class A3) floorspace together associated works beneath Centre Point Link granted 05/04/2016.



## Relevant policies

### National Planning Policy Framework (2012)

### London Plan (2016)

### Camden Local Plan (2017)

Policy A1 (Managing the impact of development)

Policy A4 (Noise and vibration)

Policy TC2 (Camden's centres and other shopping areas)

Policy TC4 (Town centres uses)

### Camden Planning Guidance

CPG1 (Design) (2015)

CPG5 (Town Centres, Retail and Employment) (2013)

CPG6 (Amenity) (2011)

### Denmark St Conservation Area Appraisal and Management Strategy (March 2010)

## Assessment

### 1.0 Proposal

1.1 Planning permission and listed building consent are sought for a new plant equipment housing unit and opening in the roof of the eastern extension of Centre Point Link at second floor level. It would include internal walls for the housing unit.

1.2 The proposal relates to retail unit R03, which occupies the top level (second floor) of the Centre Point Bridge Link. The need for the development has arisen due to the retailer's requirement for additional ventilation. Plant equipment does not form part of the proposal and permission would be required under separate planning permission and listed building consent.

1.3 The proposed opening would be around 3.1m<sup>2</sup> in area. It would not project above the existing parapet levels within the extension. The proposal would allow ventilation to a plant room below.

### 2.0 Design, Impact on the Conservation Area and Listed Building

#### Statutory Duty and Assessment of Harm

2.1 In considering the proposals, special regard has been given to the desirability of preserving the listed buildings and their setting, and their features of special architectural or historic interest, under s.16 and s. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.2 Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the aforementioned statute as amended.

2.3 Paragraph 132 of the NPPF advises that great weight should be given to a designated heritage asset's conservation when considering the impact of a proposed development on its significance, in this case being the listed building at Centre Point Link (being altered as part of the application proposal), the adjacent listed structures of Centre Point Tower and Centre Point House and the Denmark Street Conservation Area. The NPPF also cites in Paragraph 134 that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

#### Impact on Building, Conservation Area and Surrounding Area

2.4 The proposed alterations to the exterior of the building are limited to the roof of the new-build extension above Centre Point Link. It would be constructed in materials that form part of the wider

development and it would not require any alterations to the original listed fabric of the building. Given that the works would be to an extended element of the building, there would be no loss of historic fabric nor any harm to the character or setting of the listed building. The internal works would similarly be to the new build element.

2.5 The proposal would not be visually prominent from street level and the public realm. It would be visible from above (private views from upper level windows); however, it is not considered that the creation of an opening within the new extension to Centre Point Link would be objectionable in design or conservation terms.

### **3.0 Neighbouring Amenity**

3.1 As stated above the proposal does not include the installation of plant equipment, which will be submitted for approval at a later date as part of the retailer's fit-out.

#### Noise and disturbance

3.2 Notwithstanding the fact that the proposal does not include plant equipment, a 'Plan noise feasibility assessment' has been submitted to support the application.

3.3 An environmental noise survey was undertaken as part of the original planning application for the redevelopment of Centre Point and noise related conditions were imposed. The submitted noise report assessed the feasibility of an indicative plant arrangement against the plant noise limits set as part of the original approval to determine the possible extent of any noise mitigation measures required to achieve the plant noise limits. This information will form part of any future application for plant equipment.

3.4 Based on the indicative plant arrangement, the noise assessment recommends that in-duct attenuators and a sound absorbent lining should be provided as part of any future proposal.

#### Visual amenity

3.5 The proposed development would be located to the north of Centre Point House, approximately 10m from a gable wall which includes a solid wall and a glazed stair core (i.e. a non-habitable communal area used to serve the residential flats within the block). No habitable windows or balconies face towards the proposal.

3.6 The adjacent building at Castlewood House, 77-91 New Oxford Street, is entirely in office use and a current application under 2017/0618/P (which has a resolution to grant subject to S106) would replace this building with a new commercial premises with no residential uses on this part of the site. Other surrounding buildings, which are sufficiently setback from the proposal, are predominantly commercial in use.

**Recommendation:** i) Grant Conditional Planning Permission and ii) Grant Listed Building Consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21 August 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Anna Gargan  
Gerald Eve LLP  
72 Welbeck Street  
London W1G 0AY

Application Ref: **2017/3358/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

15 August 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**Unit 3**

**Centre Point Link**

**101-103 New Oxford Street**

**London**

**WC1A 1DD**

**DECISION**

Proposal: New plant equipment housing unit and opening in roof of the eastern extension of Centre Point Link at second floor level.

Drawing Nos: 19000 Rev PL2; 19110 and 19111 Rev PL2; 19132 Rev PL2 and Design, Access and Heritage Statement Rev PL2 dated July 2017.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 19000 Rev PL2; 19110 and 19111 Rev PL2; 19132 Rev PL2 and Design, Access and Heritage Statement Rev PL2 dated July 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

Gerald Eve LLP  
72 Welbeck Street  
London W1G 0AY

Application Ref: **2017/3381/L**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 4908

15 August 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**

Address:  
**Unit 3**  
**Centre Point Link**  
**101-103 New Oxford Street**  
**London**  
**WC1A 1DD**

**DECISION**

Proposal: New plant equipment housing unit and opening in roof of the eastern extension of Centre Point Link at second floor level

Drawing Nos: 19000 Rev PL2; 19110 and 19111 Rev PL2; 19132 Rev PL2 and Design, Access and Heritage Statement Rev PL2 dated July 2017.

The Council has considered your application and decided to grant 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 safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local

Executive Director Supporting Communities



Plan 2017.

- 2 The works hereby approved are only those specifically indicated on the drawings below 19000 Rev PL2; 19110 and 19111 Rev PL2; 19132 Rev PL2 and Design, Access and Heritage Statement Rev PL2 dated July 2017.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

**DRAFT**

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
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You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning