



# GERALDEVE

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18 September 2018

**Our ref: NJB/NFD/AKG/U0006790**

**Your ref: PP-07177220**

Dear Sirs,

## **Units R01 and R02, Centre Point Link Listed Building Consent Application**

We write on behalf of our client, Streatmarkets Ltd, to submit an application for listed building consent in respect of Units R01 and R02, Centre Point Link for the following:

**“Internal alterations involving internal fit out at part lower basement, basement, ground and mezzanine levels for use of the site pursuant to planning permission ref: 2015/5068/P and listed building consent ref: 2015/5069/L.”**

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.

Units R01 and R02 are located at part lower basement, basement, ground and mezzanine 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 wider Centre Point 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.

Further to the receipt of planning permission and listed building consent for the wider Centre Point site planning permission and listed building consent (refs: 2015/5068/P and 2015/5069/L) were approved on 5 April 2016 at the application site for the following:

**"A partial infilling through the erection of a ground floor extension to provide new restaurant (Class A3) floorspace together associated works beneath Centre Point Link."**

and

**"Internal and external alterations associated with the erection of a ground floor extension partially infilling beneath Centre Point Link affecting a Grade II Listed Building."**

As the site pursuant to the works permitted above has been handed over to the applicant, they are seeking to secure listed building consent for their internal tenant fit out works.

### **Pre-Application Discussions**

The proposals for an independent food market concept to be bought forward by the applicant within this listed building consent application have been subject to detailed pre-application discussion with Camden's conservation officer (28 June 2018 and 11 July 2018).

At all times the design team has sought to respond to officer comments.

### **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 192 of the National Planning Policy Framework (2018) sets out that great weight should be given to the conservation of heritage assets. Paragraphs 193 and 195 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:

- Create a unique dining destination in Camden;
- Support local Camden chefs;
- Bring an unusual new space in Camden into public use;
- Create active frontage along New Oxford Street and the new piazza;
- Enable public enjoyment of the listed building;
- Enhance and preserve the unique historical significance of the Centre Point Link; and
- Improve views into the site from the Denmark Street Conservation Area, thus enhancing the character and appearance of the conservation area.

The elements of the proposals requiring express listed building consent are itemised within the Design and Access Statement document, prepared by Matt Corral.

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.

The Heritage Statement, prepared by KM Heritage, concludes that care has been taken within the proposals to retain original details and use appropriate materials and finishes to ensure that the significance of the listed building is not harmed and that the newly created space can enhance the character and appearance of the Denmark Street Conservation Area. The proposals will respect the listed building and provide a space which will deliver considerable public benefits to Camden.

Overall it is considered that the proposals comply with Local Plan Policies D1 and D2 and meet the statutory tests on Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### 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 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 Matt Corral;
- CGI of proposals, prepared by Macaulay Sinclair;
- Heritage Statement, prepared by KMHeritage;
- Existing plan, section and elevation drawings, prepared by Macaulay Sinclair;
- Proposed plan, section and elevation drawings, prepared by Macaulay Sinclair;
- Lighting Schedule, prepared by Into Lighting Ltd;
- Lighting Fittings drawings, prepared by Into Lighting Ltd;
- Structural drawings, prepared by Thomasons;
- Drainage plans, prepared by LSD;
- Sprinkler plans, prepared by LSD; and
- Ventilation plans, prepared by LSD.

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

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

Yours faithfully,



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