

Application ref: 2018/4514/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 22 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Anna Gargan
Gerald Eve LLP
72 Welbeck Street
W1G 0AY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Centre Point
Retail Units 1 and 2
101 - 103 New Oxford Street
London
WC1A 1DB

Proposal:

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

Drawing Nos: Application form, 180918 Cover Letter, 3735.03(01) LOCATION AND SITE PLAN(1), L2171BW02 - BWIC - Ground-Model, L2171BW01 - BWIC - Mezz-Model, G23744-4001 Sections, G23744-1101 P4 Mezzanine GA, G23744-1021 P4 Ground Floor GA, G23744-1011 Basement GA, G23744-1001 P3 Lower Basement GA, G23744-0001 P1, CP DAS rev2_Part3, CP DAS rev2_Part2, CP DAS rev2_Part1, Centre Point Heritage Statement Sept 2018 R2, 12561 Streat Market Ltd Centre Point - Lighting philosophy REV B, 12561 P02 REV A, 12561 P01 REV B, 12561 C02 REV A Lighting mezzanine, 12561 C01 REV A Lightin GF, 3735.03(27)A PROPOSED EXTERIOR VISUAL 05 (PLANNING), 3735.03(26)A PROPOSED EXTERIOR VISUAL 04 (PLANNING), 3735.03(25)A PROPOSED EXTERIOR VISUAL 03 (PLANNING), 3735.03(24)A PROPOSED EXTERIOR VISUAL 02 (PLANNING), 3735.03(23)A PROPOSED EXTERIOR VISUAL 01 (PLANNING), 3735.03(22)A PROPOSED VISUALS 7 and 8, 3735.03(21)A PROPOSED VISUALS 5 and 6, 3735.03(20)A PROPOSED VISUALS 3 and 4, 3735.03(19)A PROPOSED VISUALS 1 and 2, 3735.03(18)A PROPOSED SECTION F-F (PLANNING), 3735.03(17)A PROPOSED

SECTION E-E (PLANNING), 3735.03(16)A PROPOSED SECTION C-C AND D-D (PLANNING), 3735.03(15)A PROPOSED SECTION B-B (PLANNING), 3735.03(14)A PROPOSED SECTION A-A (PLANNING), 3735.03(13)A PROPOSED ELEVATION D-D (PLANNING), 3735.03(12)A PROPOSED ELEVATION C-C (PLANNING), 3735.03(11)A PROPOSED ELEVATION B-B (PLANNING), 3735.03(10)A PROPOSED ELEVATION A-A (PLANNING), 3735.03(08)A PROPOSED LOWER BASEMENT FLOOR (PLANNING), 3735.03(07)A PROPOSED BASEMENT FLOOR (PLANNING), 3735.03(06)A PROPOSED MEZZANINE FLOOR (PLANNING), 3735.03(05)A PROPOSED GROUND FLOOR PLAN (PLANNING), 3735.02(03)D SCHEMATIC GA BASEMENT FLOORS, 3735.02(02)F SCHEMATIC GA MEZZANINE FLOOR, 3735.02(01)J SCHEMATIC GA GROUND FLOOR PLAN, 3735.01(12) EXISTING SECTION F-F (PLANNING), 3735.01(11) EXISTING SECTION E-E (PLANNING), 3735.01(10) EXISTING SECTIONS C-C AND D-D (PLANNING), 3735.01(09) EXISTING SECTION B-B (PLANNING), 3735.01(08) EXISTING SECTION A-A (PLANNING), 3735.01(0

The Council has considered your application and decided to grant Listed Building Consent 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 comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, 180918 Cover Letter, 3735.03(01) LOCATION AND SITE PLAN(1), L2171BW02 - BWIC - Ground-Model, L2171BW01 - BWIC - Mezz-Model, G23744-4001 Sections, G23744-1101 P4 Mezzanine GA, G23744-1021 P4 Ground Floor GA, G23744-1011 Basement GA, G23744-1001 P3 Lower Basement GA, G23744-0001 P1, CP DAS rev2_Part3, CP DAS rev2_Part2, CP DAS rev2_Part1, Centre Point Heritage Statement Sept 2018 R2, 12561 Streat Market Ltd Centre Point - Lighting philosophy REV B, 12561 P02 REV A, 12561 P01 REV B, 12561 C02 REV A Lighting mezzanine, 12561 C01 REV A Lightin GF, 3735.03(27)A PROPOSED EXTERIOR VISUAL 05 (PLANNING), 3735.03(26)A PROPOSED EXTERIOR VISUAL 04 (PLANNING), 3735.03(25)A PROPOSED EXTERIOR VISUAL 03 (PLANNING), 3735.03(24)A PROPOSED EXTERIOR VISUAL 02 (PLANNING), 3735.03(23)A PROPOSED EXTERIOR VISUAL 01 (PLANNING), 3735.03(22)A PROPOSED VISUALS 7 and 8, 3735.03(21)A PROPOSED VISUALS 5 and 6, 3735.03(20)A PROPOSED VISUALS 3 and 4, 3735.03(19)A PROPOSED VISUALS 1 and 2, 3735.03(18)A PROPOSED SECTION F-F (PLANNING), 3735.03(17)A PROPOSED SECTION E-E (PLANNING), 3735.03(16)A PROPOSED SECTION C-C AND D-D (PLANNING), 3735.03(15)A PROPOSED SECTION B-B (PLANNING), 3735.03(14)A PROPOSED SECTION A-A (PLANNING), 3735.03(13)A PROPOSED ELEVATION D-D (PLANNING), 3735.03(12)A PROPOSED ELEVATION C-C (PLANNING), 3735.03(11)A PROPOSED ELEVATION B-B (PLANNING), 3735.03(10)A PROPOSED ELEVATION A-A (PLANNING), 3735.03(08)A PROPOSED LOWER BASEMENT FLOOR (PLANNING),

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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.

Informative(s):

- 1 Centre point is a grade II listed building located on Oxford Street, Charing Cross Road and St Giles High Street. Constructed between 1961-66, the building consists of three elements, a 33 storey tower to the west, 9 storey rectangular block to the east and a link over St Giles High Street connecting the two blocks at first-floor level. The building has a mixture of uses, but is predominantly commercial at ground floor level.

The application relates to retail units 1 and 2 which are located at ground floor level facing New Oxford Street with a side entrance on Earnshaw Street and

the rear leading to an internal courtyard. This section of the building was once a street, but was enclosed within a glazed structure during the recent refurbishment of Centre Point. Features of significance within the space are mainly at ground floor level, these include the piloti, the concrete and timber ceilings and the high ceilings and open character of the space that provides views from New Oxford Street through to the rear courtyard.

The proposals are to refit the retail units to create a restaurant space, with visible kitchens and seating at ground floor level and preparation and storage spaces at basement and lower basement level.

The kitchens and seating at ground floor level have been arranged so that views through to the rear courtyard are maintained. This ensures the spacious character of the unit is retained. The seats are also largely kept away from the windows to allow views into the restaurant and beyond.

The timber and concrete ceilings are retained and have surface mounted services that have been kept to a minimum to ensure the architectural detailing of the ceiling is not compromised.

At basement and lower basement levels, partitions are erected to create food preparation spaces and toilets. The partitions are organised around the original walls and can be removed at a later point ensuring the historic plan can be reinstated.

The servicing is slightly invasive, as pipe work cuts through some of the original walls at basement and lower basement levels. However, as this part of the building is of less significance than the floors above, the alterations do not harm the significance of the building overall.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 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).

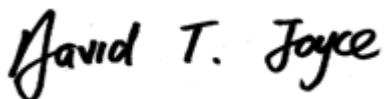
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control 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 paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning