

Application ref: 2018/5264/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 4 December 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

Gerald Eve LLP
72 Welbeck Street London W1G 0AY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

Centre Point 101-103 New Oxford Street
5-24 St. Giles Street
London
WC1A 1DD

Proposal:

Conditions 6D and G of 2015/5069/L

Drawing Nos: Application form, 181030 Cover Letter(2), 181024 Method Statement(2), 181024 Design Commentary(2), 12561 Streat Market Ltd Centre Point - Lighting philosophy REV E(2), 12561 P04 REV C(2), 12561 P02 REV D(2), 12561 P01 REV E(2), 12561 C04 REV C(2), 12561 C02 REV D(2), 12561 C01 REV F(2), 3735.03(30) BASEMENT FLOOR FINISHES PLANNING(2), 3735.03(29) MEZZANINE FLOOR FINISHES PLANNING(2), 3735.03(28) GROUND FLOOR FINISHES PLANNING(2), 552-10071-CPA-PL2-Existing - Site Plan(2), 552-10070-CPA-PL2-Existing - Location Plan(2), Proposed Flooring Sample Sheet(2), Lighting Specification (2)(2), Lighting Specification(2), Lighting Drawing issue sheet(2), L2171E008 - Lighting-Bas-2-A(2), L2171E007 - Lighting-Bas-1-A(2), L2171E006 - Lighting-Grd-A(2), L2171E005 - Lighting-Mezz 1-A(2).

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

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 the discharge of condition 6d and 6g of listed building consent granted on 5th April 2016 with reference 2015/5069/L.

Condition 6d states the following:

'Detailed drawings, samples of materials and method statements as appropriate, in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

D) Samples and manufacture's details for all the internal floor surfaces'.

The main floor surface at ground and mezzanine level is polished concrete. At ground floor level some original floor tiling is also retained along with the original terrazzo stairs. The kitchens will have non-slip flooring that is dark grey to match the polished concrete and the flooring in the entrance lobby and barber shop will be white mosaic tiles. The floor surfaces complement each other whilst demarking spaces with particular uses and also creating some interest. All the materials suit the architectural detailing of the building and contribute to its character.

At lower ground level the floor surfaces are more functional, non-slip and un-decorative, as these are predominantly working spaces and will not be on show to the public. The historic terrazzo stairs are retained and spaces such as the toilets that are open to the public have either timber or terrazzo tiled

Condition 6g reads as follows:

'Detailed drawings, samples of materials and method statements as appropriate, in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

g) Details of all lighting fixtures, fittings, cabling and fixing methods.

The overall lighting strategy is sensitive to the historic building, ensuring the impact on the historic fabric of the building is minimal. The level of lighting is appropriate, ensuring the brightest lights are centred around the kitchens. The piloti are lit using strip lighting, these are essentially stuck onto the piloti and will not harm any historic fabric.

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

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

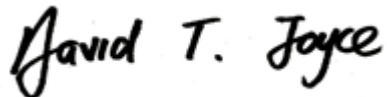
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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