

Application ref: 2018/4979/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

please see description

Proposal:

Discharge of Condition 6i of 2015/5069/L

Drawing Nos: Application form, 181016 Cover Letter, L2171S003 - Primary Sprinkler Protection - Grd Level 0-Model, L2171S004 - Primary Sprinkler Protection - Mezz +1-Model, L2171S005 - Secondary Sprinkler Protection - Basement Level -1-Model, L2171T006 - CDM File, L2171T007 - Commissioning, L2171TE002 - Instructions to Tenderers, L2171TE003 - Electrical Tender Specification, L2171TE004 - Electrical Form of Tender, L2171TE005 - Electrical General Requirements, L2171TM002 - Instructions to Tenderers, L2171TM003 - Mechanical Tender Documentation, L2171TM004 - Mechanical Form of Tender, L2171TM005 - Standard Appendices - Mechanical, L2171TM009-1 Addendum, Carrier Plant, FOH ductwork, L2171E001 - Power and Data-Mezz+1-A, L2171E003 - Power and Data-Bas-1-A, L2171E004 - Power and Data-Bas-2-A, L2171E009 - FireAlarmSec and AV-Mezz+1-A, L2171E010 - FireAlarmSec and AV-Grd-A, L2171E011 - FireAlarmSec and AV-Bas-1-A, L2171E012 - FireAlarmSecurity-Bas-2-A, L2171E013 - MechServsWiring-Mezz+1-A, L2171E014 - MechServWiring-Grd-A, L2171E015 - MechServWiring-Bas-1-A, L2171E016 - MechServWiring-Bas-2-A, L2171E017 - Containment-Mezz+1-A, L2171E018 - Containment-Grd-A, L2171E019 - Containment-Bas-1-A, L2171E020 - Containment-Bas-2-A, L2171E021 - MainDB1 - Elec Schematic-A, L2171E022 - MainDB2 - Elec Schematic-A, L2171M001 - Ventilation - Mezz-Model, L2171M002 - Ventilation - Ground-Model, L2171M003 - Ventilation - Basement level-1-Model, L2171M004 - Ventilation - Basement level-2-Model, L2171M005 - Drainage - Mezz-Model, L2171M006 - Drainage - Ground-Model, L2171M007 - Drainage - Basement level-1-

Model, L2171M008 - Drainage - Basement level-2-Model, L2171M009 - Plumbing - Mezz-Model, L2171M010 - Plumbing - Ground-Model, L2171M011 - Plumbing - Basement level -1-Model, L2171M012 - Plumbing - Basement level -2-Model, L2171M013 - Heating Cooling and Gas - Mezz-Model, L2171M014 - Heating Cooling and Gas - Ground-Model, L2171M015 - Heating Cooling and Gas - Basement level -1-Model
L2171M016 - Heating Cooling and Gas - Basement level -2-Model, L2171M017 - LTHW Schematic-Model, L2171M018 - CHW Schematic-Model, L2171M019 - COND WATER Schematic-Model, L2171M020 - Details-Model, L2171M021 - Ventilation Schematic-Model, L2171M022 - Heating and Cooling Schematic-Model, L2171S001 - Primary Sprinkler Protection - Basement Level -2-Model, L2171S002 - Primary Sprinkler Protection - Basement Level -1-Model.

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 6i of listed building consent 2015/5069/L which was granted on 5th April 2016. The condition 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:

- i) All new services, including risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment.'

The drawings show an abundance of services, all of which appear to be necessary to support the previously approved restaurant/food market. No fabric is harmed by the installation of the services and they can be removed at a later point without any impact on the building.

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

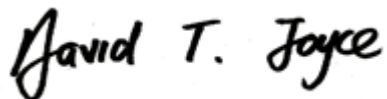
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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