

Application ref: 2019/0273/P  
Contact: Jonathan McClue  
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Date: 13 March 2019

**Development Management**  
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Gerald Eve LLP  
72 Welbeck Street  
London W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Centre Point Tower  
Centre Point Link and Centre Point House  
101-103 New Oxford Street and  
5-24 St Giles High Street  
London  
WC1A 1DD**

Proposal: Extract ventilation details for Retail Unit 02 at Centre Point House to partially discharge condition 17 of planning permission 2017/0994/P dated 30/06/2017 (variation of condition 2 of 2013/1957/P for change of use of Centre Point Tower from office and restaurant/bar to residential (82 flats); change of use of Centre Point Link from office and bar to a flexible retail/restaurant/bar use; change of use of Centre Point House at first and second floor levels from office to flexible retail/restaurant/bar use; alterations to ground floor to provide flexible retail/restaurant/bar use and associated works. Redevelopment of the Intrepid Fox PH to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units in an eleven storey building).

Drawing Nos: Retail Unit R02, Centre Point - Plant Noise Assessment Report 18/0303/R1 dated 09/01/2019; (L2171)M001-M022; S001-S005; BW01-BW04; SK06-13 and C001- 002.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for approving the details:

The condition requires details of extract ventilation, including manufacturers' specifications, noise levels and attenuation, for the approved A3 and A4 units in the scheme.

Details have been submitted to partially discharge the condition, in respect of extract ventilation at Retail Unit 02 only. Details for Retail Unit 04 have been discharged under 2017/6957/P dated 07/03/2018. It is not possible to discharge condition 17 under a single application as the various retail tenants will be fitting out their units in accordance with their own timescales and requirements. An application has been discharged under 2017/6980/P dated 07/03/2018 in respect of the landlord installed extract ventilation. These details represent the baseline condition which all the retail tenants, including those within Retail Unit 02, will have to operate to.

The details relating to this submission include a plant noise assessment, retail services layout, technical details of the plant and specific details of the extract system. The noise report concludes that the appropriate noise limits within the landlord pack would be complied with. The relevant plant and servicing has been approved under 2018/4979/L dated 12/12/2018 and 2018/4514/L dated 10/01/2019.

The Council's Noise Officer reviewed the submitted details and stated that the assessment shows that the predicted noise levels comply with the requirements of conditions 17 (subject condition) and 19 (relevant noise limits),

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

This application does not supersede any requirement for listed building consent potentially required for plant equipment. Any application would have to give special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

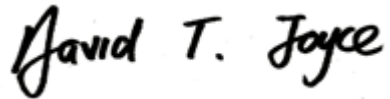
2 You are reminded that conditions 3 (materials), 14 (landscaping), 16 (lighting), 18 (extraction, partially discharged), and 28 (pedestrian route) of planning permission granted on 1/4/2014 (2013/1957/P) are outstanding and require details to be submitted and approved.

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 2019.

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