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26 May 2020

Our ref: PP-08745785

Dear Sirs

Section 192 Town and Country Planning Act 1990

Application for a Certificate of Lawfulness of Proposed Use or Development

Unit R03, Centre Point Link, 10 St Giles Square, London WC2H 8AP (the Site)

We have been instructed by Almacantar Centre Point LP (acting by its General Partner Almacantar Centre Point GP Sarl) to submit an application for a Certificate of Lawfulness of Proposed Use or Development (CLPOUD) under Section 192 of the 1990 Town and Country Planning Act to confirm that the proposed use does not require planning permission.

Under the provisions of Section 192 (92) of the Town and Country Planning Act 1990, the local planning authority is required to issue a Certificate if it is provided with sufficient information to demonstrate that the use or operations described in the application would be lawful.

We have had pre application discussions with the Council on this matter and are aware that the onus of proof in relation to the information to support a CLOPUD application rests with the applicant.

Section 55 (1) of the Town and Country Planning Act provides that 'development' for which planning permission is required: *'means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change use of any buildings or other land'*

Therefore, it is necessary to demonstrate that what is proposed is either not 'development' for which planning permission is required, or that it is 'permitted development' which can be carried out without the need for an express grant of planning permission.

Application Documentation

This application has been submitted via the Planning Portal reference PP-08745785 and comprises the following documentation:

1. Site location Plan;
2. This cover letter;

3. Completed Certificate of Lawfulness for the Proposed Use and Development;
4. Photographs of the office accommodation in Unit RO3 pre 2014 and 2020; and
5. Signed Statement of Truth with attached exhibits from James Waite dated 18 May 2020.

Background

Centre Point was constructed in the 1960's as a mixed-use office led development. Unit RO3 was used for Class B1 office.

On 1 April 2014 planning permission (ref: 2013/1957/P) and listed building consent (ref: 2013/1961/L) were granted by Camden Council for:

“(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.”

in respect of the Site including Unit R03.

On 22 August 2017 planning permission and listed building consent (refs: 2017/3358/P and 2017/3381/L) were also approved for:

“New plant equipment housing unit and opening in roof of the eastern extension of Centre Point Link at second floor level.”

As part of the 2014 planning permission and listed building consent, unit R03 was permitted to change from Class B1 to a flexible Class A1/A3/A4 use. In addition, an extension was also granted to the link building.

The Centre Point redevelopment has been completed and much of the space is occupied. However, it should be noted that R03 has not been fitted out nor used as a flexible Class A1/A3/A4 use.

This Certificate has been submitted to confirm that the lawful use remains as Class B1 floorspace. The Applicant is in detailed discussions with an office tenant who proposes to occupy this space later this year and requires formal confirmation that the proposed use of the site is lawful and does not require a specific planning permission.

A fee of £231 has been paid by the Applicant under separate cover.

As the Council can see from the documentation there are a number of photographs that show the office floorspace.

We trust that this application provides sufficient information for the issue of a Certificate of Lawfulness and look forward to receiving confirmation and validation in due course but if the Council requires any further information prior to determining the application then we would be grateful to know what may be required as a matter of urgency.

Should you have any additional queries regarding this application, please contact Natalie Davies at the above office.

Yours faithfully



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