



GERALDEVE

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**FAO: Colette Hatton**

1 June 2020

**Our ref: NFR/NFD/AKG**

**Your ref: PP-08754502**

Dear Colette,

**10 St Giles Square, London WC2H 8AP  
Listed Building Consent Application**

We write on behalf of our client, Kajima Europe Limited, to submit an application for listed building consent in respect of 10 St Giles Square, London WC2H 8AP ('the site') (previously known as Unit R03) for the following proposals in respect of their occupation of the existing office (Class B1) unit:

Listed Building Consent: **"Internal fit out works at part ground and second floor levels in relation to the use of the site for office (Class B1) use including floor finishes, lighting, heating, power and sprinkler systems, the installation of WCs, showers and internal walls and doors and all other associated works"**

The applications relate solely to physical works at the site and do not propose any change of use.

**Site and Surroundings**

The site is located within the London Borough of Camden (LBC).

The site is designated on the LBC's Policies Map as within the Central London Area and the Tottenham Court Road Growth Area. The ground floor is designated Central London Frontage.

The site is part of a Grade II listed building and is located within the designated Denmark Street Conservation Area.

10 St Giles Square is located at part ground (access only) and second floor level within the Centre Point Link.

**Background**

On 1 April 2014 planning permission (ref: 2013/1957/P) and listed building consent (ref: 2013/1961/L) were approved at the site for the:

**"(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.”**

On 22 August 2017 planning permission and listed building consent (refs: 2017/3358/P and 2017/3381/L) were approved at the site (unit R03) for:

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

Planning permission ref: 2013/1957/P sought a change of use of unit R03 from Class B1 to flexible A1/A3/A4 but it was never implemented, therefore the site is in existing office (Class B1) use. This approach has been discussed with officers.

As a result, this application seeks listed building consent solely for the physical works required at the site to enable the floorspace to be occupied for the Applicant’s new headquarters.

The proposals are broadly similar to the landlord proposals which have been submitted under reference 2020/1628/L and 2020/1427/P.

## **Proposals**

The physical works proposed at the site, for which express listed building consent is sought, are set out in the Design and Access Statement, prepared by Gibson Thornley Architects.

## **Local Development Framework**

The London Borough of Camden’s Local Development Framework comprises of the following planning policy documents: The National Planning Policy Framework (2019), the London Plan (as amended, 2016) and the Camden Local Plan (2017).

In addition, supplementary planning documents relevant to the proposals include the Denmark Conservation Area Appraisal and Management Plan (2010) and Camden’s Advertisements CPG (March, 2018).

## **Statutory Legislation**

Statute regarding the heritage environment is relevant to this application. Both the site’s historic fabric and the surrounding environment have been carefully considered in the development of the proposals having regard for the statutory legislation set out below.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **National Planning Policy Framework**

Under paragraph 189 of the NPPF, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. Paragraph 192 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Where a development proposal will lead to a less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 195).

### **Planning Considerations**

#### Heritage and Design

Camden Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In order to maintain the character of Camden's conservation areas the council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist development that would cause harm to significance of a listed building through an effect on its setting or would cause harm to its special architectural and historic interest.

The proposals have been designed so as to have minimal impact on the existing building and to retain and enhance the principal features of the space which were exposed as part of the recent refurbishment works. The following design principles have been followed:

- i. Retention of transparency and openness in the central space between the columns on the second floor, with servicing designed to enable the occupation of the space as an open plan office to meet the requirements of future office needs;
- ii. Protection of the visibility and appreciation of the tapering roof and beam profile, with minimal fixings to the soffit, and distribution of services in the floor void;
- iii. Choose materials which compliment the existing building; and
- iv. Recognition of the separation between historic and new fabric, avoiding new elements (walls, plant equipment etc) crossing the glass roof light at the east end of the historic cantilevered roof.

It is considered that the proposals will deliver the following public benefits:

- i. Sensitive refurbishment of the floorspace for its existing and originally intended use;
- ii. Enhance and preserve the unique historical significance of Centre Point Link as one of Britain's best speculative office buildings;
- iii. Create new headquarter office floorspace of the highest quality;
- iv. Preserve and enhance the character and appearance of the Denmark Street Conservation Area.

The works have been designed to be sensitive to the heritage fabric and require minimal interventions. The materials proposed will complement the features of the existing building and enhance and preserve the historic significance of the listed building.

The internal changes will not affect views of the site from the conservation area and street level and that the internal changes will bring the unit back into its existing and originally intended use.

The proposals are therefore considered to comply with relevant national and local planning policy and meet the statutory tests of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## Conclusion

It is considered that the proposals represent a sensitive treatment of this site within the context of the listed building and will result in the preservation of its historical significance. The works proposed will enable the use of the site for its originally intended use and will preserve the character and appearance of the Denmark Street Conservation Area as it has been demonstrated that no harm will be caused to views of the site from within the Conservation Area as a result of the proposals.

The proposals comply with the required planning policy and meet the relevant statutory tests as the proposals would result in no harm to the heritage asset. Listed building consent should therefore be granted.

## Application Documentation

Please find enclosed the following documents in support of this application:

- Application forms and notices;
- Site Location Plan;
- Design, Access and Heritage Statement prepared by Gibson Thornley;
- Existing and demolition plan, section and elevation drawings, prepared by Gibson Thornley;
- Proposed plan, section and elevation drawings, prepared by Gibson Thornley;

There is no fee as this is a listed building consent application.

We look forward to your confirmation of the validation of this application. In the meantime, please contact either Natalie Davies or Anna Gargan of this office should you have any questions.

Yours faithfully,



**Gerald Eve LLP**

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