



Application ref: 2020/1628/L  
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Date: 7 July 2020

**Development Management**  
Regeneration and Planning  
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Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Unit 3  
Centre Point Link  
101-103 New Oxford Street  
London  
WC1A 1DD**

Proposal:

Installation of planters to existing terrace, installation of illuminated fascia signage above entrance door at ground floor level, installation of plant equipment and ducting, creation of new opening for toilet ventilation extract duct in roof deck and associated works.

Drawing Nos: (695-MICA-XX-00-DR-A-)13001 Rev PL1; 15000 Rev PL1; 19000 Rev P1; 19020 Rev PL1; 19515 Rev PL1, (695-MICA-XX-02-DR-A-)13004 Rev PL1; 13005 Rev PL1, (695-MICA-XX-XX-DR-A-)19000 Rev PL1; 19010 Rev PL1; 19011 Rev PL1; 19015 Rev PL1; 19510 Rev PL2; 19511 Rev PL1; 19515 Rev PL1; 19520 PL2; 42001 Rev PL1,(106610-P-)3500 Rev 00; 3501 Rev 00, (106610-R03-E-)2000 Rev 00; 2201 Rev 00, (106610-E-)2100 Rev 00; 2200 Rev 00, (106610-R03-F-)5000 Rev 00; 5010 Rev 02; 5011 Rev 00, Plan noise egress assessment dated 16 March 2020, 106610-M-1105 Rev 01 and 106610-M-1015 Rev 00.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (695-MICA-XX-00-DR-A-)13001 Rev PL1; 15000 Rev PL1; 19000 Rev P1; 19020 Rev PL1; 19515 Rev PL1, (695-MICA-XX-02-DR-A-)13004 Rev PL1; 13005 Rev PL1, (695-MICA-XX-XX-DR-A-)19000 Rev PL1; 19010 Rev PL1; 19011 Rev PL1; 19015 Rev PL1; 19510 Rev PL2; 19511 Rev PL1; 19515 Rev PL1; 19520 PL2; 42001 Rev PL1,(106610-P-)3500 Rev 00; 3501 Rev 00, (106610-R03-E-)2000 Rev 00; 2201 Rev 00, (106610-E-)2100 Rev 00; 2200 Rev 00, (106610-R03-F-)5000 Rev 00; 5010 Rev 02; 5011 Rev 00, Plan noise egress assessment dated 16 March 2020, 106610-M-1105 Rev 01 and 106610-M-1015 Rev 00.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, and samples of materials as appropriate, in respect of the final details and materials for the approved internal blinds, shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting listed building consent.

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 three storey link connecting the buildings. This application relates to part of the ground floor (an entrance facing the public piazza) and the second floor of Centre Point Link (office use).

Associated applications have been submitted under 2020/1427/P and 2020/1428/A

External and internal fit out works at part ground and second floor levels are proposed including floor finishes, lighting, heating, power and sprinkler systems, the installation of WCs, showers and internal walls and doors and all other associated works. Installation of planters to existing terrace, installation of illuminated fascia signage above entrance door at ground floor level, installation of plant equipment and ducting, creation of new opening for toilet ventilation extract duct in roof deck and associated works.

Overall, the proposals are considered 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. They are considered to retain the transparency and openness in the central space between the columns on the second floor; protection of the visibility and appreciation of the tapering roof and beam profile; and maintain recognition of the separation between historic and new fabric, avoiding new elements. The works are considered to be sensitive to the heritage fabric and require minimal interventions. The materials proposed would complement the features of the existing building and preserve the historic significance of the listed building.

The internal changes proposed would not affect views of the site from the conservation area proposed external works would be to new elements to the building and would be minor. The planters proposed (on the terrace) would be low lying (300mm) and not visually prominent behind the height of the existing handrail. Conditions are attached, including full details of the internal blinds.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses, other than from Historic England confirming their consultation was unnecessary. 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 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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, appearing to read 'DP', is centered below the text 'Yours faithfully'.

Daniel Pope  
Director of Economy, Regeneration and Investment