

Application ref: 2020/2415/L
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Date: 14 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 St Giles Square
London
WC2H 8AP

Proposal: 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.

Drawing Nos: Application form, 200601 cover letter, Site Location Plan,
19029_AL_00_300(1), 19029_AL_00_106(1), 19029_AL_00_105(1),
19029_AL_00_101(1), 19029_AL_00_100(1), 19029_AL_00_030(1),
19029_AL_00_011(1), 19029_AL_00_010(1), 19029_AL_00_001(1),
19029_AA_35_401(1), 19029_AA_22_141(1), 19029_AA_22_140(1),
19029_AA_22_130(1), 19029_AA_22_122(1), 19029_AA_22_121(1),
19029_AA_22_120(1), 19029_AA_22_110(1), 19029_AA_22_105,
19029_AA_22_102(1), 19029_AA_22_101(1), 19029_AA_22_100(1),
GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 08,
GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 07,
GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 06,
GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 05,
GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 04,
GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 03,
GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 02,
GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 01,

19029_AL_35_106(1), 19029_AL_35_105(1), 19029_AL_35_101(1),
19029_AL_00_302(1), 19029_AL_00_301(1).

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: Application form, 200601 cover letter, Site Location Plan, 19029_AL_00_300(1), 19029_AL_00_106(1), 19029_AL_00_105(1), 19029_AL_00_101(1), 19029_AL_00_100(1), 19029_AL_00_030(1), 19029_AL_00_011(1), 19029_AL_00_010(1), 19029_AL_00_001(1), 19029_AA_35_401(1), 19029_AA_22_141(1), 19029_AA_22_140(1), 19029_AA_22_130(1), 19029_AA_22_122(1), 19029_AA_22_121(1), 19029_AA_22_120(1), 19029_AA_22_110(1), 19029_AA_22_105, 19029_AA_22_102(1), 19029_AA_22_101(1), 19029_AA_22_100(1), GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 08, GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 07, GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 06, GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 05, GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 04, GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 03, GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 02, GTA_19029_Kajima HQ_Design Statement_R01_200529_Part 01, 19029_AL_35_106(1), 19029_AL_35_105(1), 19029_AL_35_101(1), 19029_AL_00_302(1), 19029_AL_00_301(1).

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 The approved internal layout, including the central island pod, has been designed to suit the particular needs of the intended occupier Kajima Europe Limited. The works can only be implemented for the use of Kajima Europe Limited and upon leaving the building, the central island pod must be removed with the area of the building being made good and restored to its previous condition.

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.

Informative(s):

- 1 Centre Point is a grade II listed complex consisting of a 33 storey tower to the west, a 9 storey block to the east and a link over St Giles High Street connecting the two blocks at first floor level. The complex was designed by Seifert and Partners and built in 1966. The buildings are largely constructed from concrete and are celebrated as a collective piece of modern architecture.

The proposals affect the top floor of the link building which is a primarily glazed structure. This part of the building has architectural significance due the four large pilotti that occupy the internal space, the open plan nature of the internal arrangement and the overall transparency of the structure.

This part of the building has B1 use and is due to be occupied by new tenants (Kajima Europe Limited) who will use the space for offices. To accommodate the requirements of the new tenants it is proposed to insert limited partitions. To the eastern side of the space partitions are erected to create W.Cs and a meeting room. To the western end of the space partitions are also erected to create separate meetings rooms. A pod structure is discreetly positioned to the north eastern part of the building to create additional private meeting rooms. The partitions are mostly glazed with some timber detailing and are an obvious modern addition. The position and design of the partitions ensures the pilotti are still entirely visible and celebrated. In addition the volume of the space remains largely intact maintaining much of the open plan character and transparency of this part of the building. However the central pod has been put forward for specific needs of the occupier and would be reversible. Officers consider that whilst not ideal the proposals would be acceptable on balance. A condition has been added to the consent ensuring the pod structure is removed when the tenant leaves the building.

The proposals also include the refit of the entrance to the office which is located at ground floor level. Alterations are relatively minor with the introduction of a small sign and timber wall panelling. Servicing is also improved within the scheme and is entirely sympathetic to the architectural significance of the building.

Overall, the proposed works are not considered to harm the special interest of the grade-II-listed building, subject to a condition requiring the central pod to be removed once the tenant leaves.

The site's planning history has been taken into account in making this decision. No third party consultation responses have been received.

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.

- 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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Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 on the page.

Daniel Pope
Director of Economy, Regeneration and Investment