

Application ref: 2020/3071/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Centre Point House
St Giles High Street
London
WC2H 8LH**

Proposal:

Replacement of the doorsets to apartment nos. 1-36 on levels 3, 5 and 7 of Centre Point House.

Drawing Nos: Application form, 200706 Cover letter, Location plan, Centre Point House_Design_Access_Heritage_Statement_Revision 1, Centre Point House - Flat Front Doors and Ironmongery Specification Revision 1, 9262-11, 9262-08, 9262-10, 9262-09, 9262-06, 9262-05, 9262-07, 9262-03, 9262-02, 9262-04, 9262-01, Centre Point House - Example Doorset Timber Veneer 2020_09_21(2).

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, 200706 Cover letter, Location plan, Centre Point House_Design_Access_Heritage_Statement_Revision 1, Centre Point House - Flat Front Doors and Ironmongery Specification Revision 1, 9262-11, 9262-08, 9262-10, 9262-09, 9262-06, 9262-05, 9262-07, 9262-03, 9262-02, 9262-04, 9262-01, Centre Point House - Example Doorset Timber Veneer 2020_09_21(2).

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.

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 Centre Point House which is the 9 storey eastern block that faces St Giles High Street and the newly created St Giles Square. The building is a mixed use development with shops at ground floor level and office and residential units above. The exterior of the building has architectural merit and significance that contributes to the quality of the overall complex. The list description notes that internally there is little of interest.

The proposals are to replace the internal doors that lead to the individual maisonettes that are accessed from the 3rd, 5th and 7th floors. The current doors do not meet the required fire safety rating, the replacement doors are modified to provide improved fire safety that complies with current guidance.

The existing doors are likely to be historic and have an architectural character that compliments the overall aesthetic of the building and wider complex. It is questionable how much significance the doors have due to the Historic England list description, however it is felt that they make some contribution to the building's quality.

The proposed doors exactly match the aesthetic of the existing doors. The materials, profile and ironmongery are the same as the existing. However, the wood has additional fire proofing and intumescent seals are added.

The replacement of the doors will not affect the appearance of the building nor

will it impact significant historic fabric. As a result, the proposals are considered to be acceptable.

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

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.

- 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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment