

Application ref: 2021/2896/L  
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Gerald Eve LLP  
72 Welbeck Street  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Centre Point House**  
**New Oxford Street**  
**London**  
**WC2H 8LH**

Proposal:

Installation of new bathroom ventilation system.

Drawing Nos: Site location plan, 210615 Cover letter, CPH-FLOH-XX-XX-DR-M-57-EX01\_T01, CPH-FLOH-XX-XX-DR-M-57-0005\_P00, CPH-FLOH-XX-XX-DR-M-57-0004\_T01, CPH-FLOH-XX-XX-DR-M-57-0003\_T01, CPH-FLOH-XX-XX-DR-M-57-0002\_T01, CPH-FLOH-XX-XX-DR-M-57-0001\_T01, Schedule of Works, F2147-CPH-SPM-001, CPH-FLOH-XX-XX-DR-M-57-EX03\_T02(2), CPH-FLOH-XX-XX-DR-M-57-EX02\_T01.

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: Site location plan, 210615 Cover letter, CPH-FLOH-XX-XX-DR-M-57-EX01\_T01, CPH-FLOH-XX-XX-DR-M-57-0005\_P00, CPH-FLOH-XX-XX-DR-M-57-0004\_T01, CPH-FLOH-XX-XX-DR-M-57-0003\_T01, CPH-FLOH-XX-XX-DR-M-57-0002\_T01, CPH-FLOH-XX-XX-DR-M-57-0001\_T01, Schedule of Works, F2147-CPH-SPM-001, CPH-FLOH-XX-XX-DR-M-57-EX03\_T02(2), CPH-FLOH-XX-XX-DR-M-57-EX02\_T01.

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 House forms part of the Centre Point complex that was built in 1966 and designed by Richard Seifert and Partners. The development includes a 33 storey tower, a 9 storey block and a link 'bridge' building. The buildings are constructed from reinforced pre-cast concrete. Centre Point House is the 9 storey element and has a mixture of uses, with retail at ground floor, and offices and residential above. The list description notes that there is nothing of special interest internally.

The proposals are to introduce a ventilation system to the bathrooms and W.Cs that serve the residential units.

The current ventilation system, which was installed when the building was built, is no longer effective and poses a fire risk due to its construction. The system will be shut off and made safe but will not be entirely removed, as this would require significant intervention into the buildings structure.

The new system, which is implemented in each of the maisonettes, involves a vent and fan surface mounted at ceiling level within the bathroom and W.C. A connecting pipe then runs along the ceiling of the bathroom and bedroom, down the side of the bedroom wall, and expels within the soffit of the balcony beneath.

It is unfortunate to have surface mounted piping as it adds clutter. However, due to the building's construction it is not possible to locate the pipes within the structure. To minimise the impact of the pipes on the internal space they will be concealed within a bulkhead. The list description notes that the internal parts of the building have no interest, this part of the proposals therefore do not harm significance of the building. The pipes exit the building within the soffit of the balcony and will create very little visual intrusion.

The proposed works will 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, a consultation response was received but the issues raised were no heritage or planning related. 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 2021 and the NPPF.

- 2 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.

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



Daniel Pope  
Chief Planning Officer