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**FAO: Colette Hatton**

**Our ref: NFD/AKG/ACS/J6350**

**Your ref: PP- 11099257**

22 March 2022

Dear Colette,

**Centre Point House, London WC2H 8AP  
Listed Building Consent Application**

We write on behalf of our client, Almacantar Centre Point Nominee No.1 Limited and Almacantar Centre Point Nominee No. 2 Limited, as bare trustees for Almacantar Centre Point LP, to submit an application for listed building consent in respect of Centre Point House, London WC2H 8AP ('the site') for the following proposals:

**"Fire safety and compartmentation repair works, including re-wiring of the electrical supply and renewal of sub-mains to each residential apartment and internal repair, redecoration and making good of internal common parts."**

The proposals apply to all communal parts of Centre Point House including the ground floor entrance area, stairs and landings, communal corridors and lift lobbies on the 3<sup>rd</sup>, 5<sup>th</sup> and 7<sup>th</sup> floors, laundry rooms and laundry lobbies on the 4<sup>th</sup> and 6<sup>th</sup> floors and north and south stair cores from the ground floor up to and including the 8<sup>th</sup> floor landings up to roof level.

The electrical work areas include the basement up to communal areas and residential apartments of Centre Point House on the 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> floors.

The works will not affect the exterior of the building.

**Site and Surroundings**

The site is located within the London Borough of Camden (LBC) within the designated Denmark Street Conservation Area.

The site is a Grade II listed building which comprises 36 apartments across the upper floors on levels 3-8. Various retail uses are permitted at ground, first and second floors of the building.

The Historic England listing citation states that in relation to the interiors, the 'majority of the office retail and residential interiors lack special interest'. The citation goes on to state that in respect of the 'East Block',

the former bank has a mosaic floor and decorative features but the 'maisonettes above, are without internal features of note and lack special interest'.

## **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 27 July 2020, listed building consent (2020/3071/L) was granted at the site for:

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

On 9 August 2021, listed building consent (2021/2896/L) was granted at the site for:

**"Installation of new bathroom ventilation system."**

In terms of the recently approved listed building consents (refs: 2020/3071/L and 2021/2896/L), Camden confirmed in their reasoning that the works were acceptable in order to safeguard the special architectural and historic interest of the building and secure the quality of the residential floorspace at the Site. LB Camden noted that the works will not harm the special interest of the listed building and are necessary to address a fire risk.

## **Proposals**

The proposals are being brought forward to ensure that the building meets requirements to provide adequate compartmentation and fire separation as well as prevent fire spread within the building to a suitable and sufficient degree.

The proposed works are considered essential to remove an identified risk at the site.

## **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 (2021) 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).

## **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 194 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 197 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 202).

## **Planning Considerations**

### **Fire Safety**

London Plan Policy D12 states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that proposals are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire.

The applicant has been advised by Ark Workplace Risk Ltd following a compartmentation survey and report of the residential common parts that the current provision is a breach of requirements and the recommendations in the report are essential. This application seeks listed building consent for works that would ensure the residential common areas and flats meet Building Regulation standards and are safe.

It is considered that the proposals fully comply with London Plan Policy D12 and to not proceed with the works would in fact be a contravention of this policy.

### 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. 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.

As referenced above, the Historic England listed building citation for Centre Point House (ref: 1113172) states the residential interiors lack special interest'. The citation goes on to state that in respect of the 'East Block' the **'maisonettes above, are without internal features of note and lack special interest'**.

The proposed works are essential in ensuring the residential apartments within the listed building meet current fire safety regulations. The interior areas of the flats have been significantly updated over the course of time and do not hold any special interest for the building.

The works have been designed to be sensitive to the heritage fabric and require minimal interventions. The new wiring and repair works will be as discrete as possible. Therefore, it is considered that the proposals will not cause any harm to the appearance of the interior of the listed building which Historic England acknowledge in their listed citation lacks special interest.

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 are essential to deliver appropriate compartmentation to meet the fire safety regulations.

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;

- Compartmentation and Fire Door Survey, prepared by Ark Workplace Risk Ltd;
- Schedule of Works, prepared by Harris Associates;
- Specification for the Upgrade to Sub-main Cabling to Flats, prepared by Strongbow Consulting Engineers;
- Existing Floorplans, prepared by MICA; and
- Proposed Floorplans, prepared by Strongbow Consulting Engineers.

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 Anna Gargan or Anna Collingwood-Smith of this office should you have any questions.

Yours faithfully

*Gerald Eve LLP*

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