

Application ref: 2022/1185/L  
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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:

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

Proposal:

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.

Drawing Nos: 652-MICA-CH-03-DR-A-SK018 P1, 652-MICA-CH-04-DR-A-SK019 P1, 652-MICA-CH-05-DR-A-SK020 P1, 652-MICA-CH-06-DR-A-SK021 P1, 652-MICA-CH-07-DR-A-SK022 P1, 652-MICA-CH-08-DR-A-SK023 P1, Location Plan, 220727

Revised Design and Access Statement(2), 0. CPH LB Consent application -

Documents and Drawings Register 2022\_07\_27(2), 1. HA Specification Schedule of Works pdf(2), 2. Strongbow Specification(2), 3a. SB-CPH-E-5\_rev1(2), 3b. SB-CPH-E-6\_rev1(2), 3c. SB-CPH-E-7\_rev1(2), 3d. SB-CPH-E-1-PSM(2), 3e. SB-CPH-E-2 - PSM(2), 3f. SB-CPH-E-3-PSM(2), 3g. SB-CPH-E-4-PSM(2), 3h. SB-CPH-E-5-EL(2), 3i. SB-CPH-E-6-EL(2), 3j. SB-CPH-E-7-EL(2), 3k. SB-CPH-E-5-PL(2), 3l. SB-CPH-E-6-PL(2), 3m. SB-CPH-E-7-PL(2), 4a. HA-CPH-SC-5-ESC(2), 4b. HA-CPH-SC-6-ESC(2), 4c. HA-CPH-SC-7-ESC(2), 4d. HA-CPH-SC-5-PSC(2), 4e. HA-CPH-SC-6-PSC(2), 4f. HA-CPH-SC-7-PSC(2), 5. CPH Fire Safety Project Design\_Access\_Heritage\_Statement 2022\_07\_27(2), 6. Ark Workplace report V2.5(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: 652-MICA-CH-03-DR-A-SK018 P1, 652-MICA-CH-04-DR-A-SK019 P1, 652-MICA-CH-05-DR-A-SK020 P1, 652-MICA-CH-06-DR-A-SK021 P1, 652-MICA-CH-07-DR-A-SK022 P1, 652-MICA-CH-08-DR-A-SK023 P1, Location Plan, 220727 Revised Design and Access Statement(2), 0. CPH LB Consent application - Documents and Drawings Register 2022\_07\_27(2), 1. HA Specification Schedule of Works pdf(2), 2. Strongbow Specification(2), 3a. SB-CPH-E-5\_rev1(2), 3b. SB-CPH-E-6\_rev1(2), 3c. SB-CPH-E-7\_rev1(2), 3d. SB-CPH-E-1-PSM(2), 3e. SB-CPH-E-2 -PSM(2), 3f. SB-CPH-E-3-PSM(2), 3g. SB-CPH-E-4-PSM(2), 3h. SB-CPH-E-5-EL(2), 3i. SB-CPH-E-6-EL(2), 3j. SB-CPH-E-7-EL(2), 3k. SB-CPH-E-5-PL(2), 3l. SB-CPH-E-6-PL(2), 3m. SB-CPH-E-7-PL(2), 4a. HA-CPH-SC-5-ESC(2), 4b. HA-CPH-SC-6-ESC(2), 4c. HA-CPH-SC-7-ESC(2), 4d. HA-CPH-SC-5-PSC(2), 4e. HA-CPH-SC-6-PSC(2), 4f. HA-CPH-SC-7-PSC(2), 5. CPH Fire Safety Project Design\_Access\_Heritage\_Statement 2022\_07\_27(2), 6. Ark Workplace report V2.5(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 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 renew the electrics and to strip out the carpets and replace the ceilings in the communal areas.

The rewiring will have little impact on the listed building as the cables are

contained within the ceiling voids and the meters within cupboards within each residential unit.

The carpets are of no architectural or historic interest, their removal is therefore accepted.

The ceilings were installed during the 1980s and have an 'egg box' type appearance. The ceilings are considered to have some aesthetic merit but are in a very poor state of repair and in need of replacement. Unfortunately the ceiling is no longer manufactured, therefore an exact replica of the existing ceiling cannot be installed. After a lengthy process of research and negotiation a metal grid like ceiling in the same dimensions as the existing ceiling has been agreed upon. This will maintain the appearance of the ceiling as much possible, the robust material will also ensure it is a long term and sustainable solution.

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 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 2021.

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