Committee: Planning and Transportation  
Date: 13 December 2011  
Item no.  

**Subject:**  
25 - 32 Chancery Lane & 2 Bream's Building London WC2A 1LS  
Partial demolition of Lonsdale Chambers (Breams Buildings frontage) and 2 Breams Buildings to provide new office building.

<table>
<thead>
<tr>
<th>Ward: Farringdon Without</th>
<th>Public</th>
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<tbody>
<tr>
<td>Registered No: 11/00427/CAC</td>
<td>Registered on: 14 June 2011</td>
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<tr>
<td>Conservation Area: Chancery Lane</td>
<td>Listed Building: No</td>
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**Summary**

**Recommendation**

That Conservation Area Consent is granted in accordance with the conditions set out on the attached schedule.
For Report See: 11/00426/FULMAJ

Unitary Development Plan and Core Strategy Policies

ENV11 Preserve contribution to CA

To resist the demolition of buildings which make a positive contribution to the character or appearance of a conservation area and to encourage their sympathetic refurbishment.

ENV13 Control demolition in CA

Conservation area consent, if appropriate, will normally be subject to a condition preventing demolition prior to the approval of detailed plans of any replacement building and may be subject to a condition that a contract, or series of contracts, ensuring the construction of such a replacement has been signed.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.
SCHEDULE

APPLICATION: 11/00427/CAC

25 - 32 Chancery Lane & 2 Bream's Building London WC2A 1LS

Partial demolition of Lonsdale Chambers (Breams Buildings frontage) and 2 Breams Buildings to provide new office building.

CONDITIONS

1. The works hereby permitted must be begun before the expiration of three years from the date of this consent. 
   REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The stability of the structure to remain must, throughout the period of demolition and reconstruction, be assured before any works of demolition begin, taking into account any rapid release of stress, weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur or be necessary. 
   REASON: To ensure the stability of the structure to be retained in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 11, CS12.

3. The building(s) shall not be demolished before a contract or series of contracts have been made for the carrying out of substantial works of redevelopment and planning permission has been granted for the redevelopment for which the contracts provide. Such contracts shall include the construction of all foundations, above ground framework and floor structures. 
   REASON: In the interest of visual amenity and to ensure that the site is not left vacant indefinitely in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 13, CS12.

4. The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: TP028, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40. Heritage Assessment June 2011 
   REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.
1 Reason for Grant of Conservation Area Consent - The decision to grant this conservation area consent has been taken having regard to policies in the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. Objections were made to the application. These were taken into account by the Local Planning Authority but were not considered to outweigh the reasons for granting consent.

The retention of the Chancery Lane frontage of Lonsdale Chambers and the proposed new building would enhance the character and appearance of the Chancery Lane Conservation Area.

Conditions requiring Demolition and Construction Method Statements will address some of the concerns of adjoining owners regarding detriment to amenities during works.

Relevant London Plan policies:

Policy 7.8 To protect heritage assets.

Unitary Development Plan and Core Strategy Policies

ENV11 Preserve contribution to CA
ENV13 Control demolition in CA
CS12 Conserve or enhance heritage assets